

SENSIBLE LOW COST: HOUSES.



VOL II

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Jim Draeger

3-15
15

SENSIBLE LOW COST HOUSES.

Containing Designs between \$1800 and \$3000.

NATIONAL ARCHITECTS' UNION,

62 New Street, New York.

631 Chestnut Street, Philadelphia, Pa.

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INTRODUCTION TO VOLUME TWO.

In this second volume of our designs, classified as to price, will be found houses ranging in cost from \$1800 to \$3000. Unless otherwise stated in description, this price does not include plumbing, heating, fireplace finish, blinds, or mantels. Cellar is included, unless the descriptions call for piers or foundations only, as in case of Design No. 4.

All of these designs are well arranged and practical as well as cheap. The estimates have been carefully made on prices ruling in the middle section of the country. In some cases these designs have been built for less than the estimated cost. They are all carefully planned to save trouble to the housewife, as well as to make beautiful and cheap homes, and carefully built according to plans, give the owner, as it is often written to us, "the prettiest house in town."

Much of the distinctive, artistic appearance of these little cottages, as well as their graceful shape, depends upon the correctness with which our working plans are followed. Even the omission or alteration of a detail of a cornice, gable, porch, or window may entirely alter and spoil the architect's carefully-considered design. Having our own reputation in view, our working plans, details and specifications are drawn with a care, accuracy and clearness which makes them worth many times their cost to any one who intends to build. They are drawn anew on cloth for each order. Carefully figured with sizes of doors, windows, partitions, closets—all necessary dimensions given, just as would be done for a \$50,000 house. If you use them you are not at the mercy of your contractor, and are spared an endless discussion as to meaning of your agreement. One of our clients writes us that he built a \$2800 house with a bill of extras of \$1.80. This testifies clearly to the fullness of our specifications.

OUR PLANS.

They consist of the cellar or foundation plans, first and second floors and roof plans, front and rear and two side elevations. The details are large drawings, showing windows, the porch rail and posts, the cornice and mouldings, and all parts to be made at the mill. The specifications cover all points from the foundation to the finish, and the builder's contract is a fair one, which protects both sides and prevents mistakes or disagreements.

Our estimates are based on the following table of prices, and where the local figures are different, an allowance should be made, either to make price higher or lower:—Stone work, rough, \$3.50 per perch, laid. Rough lumber, \$15.00 per thousand feet. Flooring, \$28.00 per thousand. Shingles, \$4.50 per thousand. Lath and plaster, 25 cents a yard. Siding, \$26.00 per thousand. Carpenter's labor, \$3.00 a day.

Estimates given in this book include (unless otherwise specified in description) a first class modern job. Sheathed, lined with building paper, lathed and plastered, painted, and ready for occupancy. Plumbing and heating and blinds not included, but figures are given with description. As price of building varies in different sections, we should be pleased to give special estimates when desired.

Richard M. Hunt, President of the American Institute of Architects, and one of the best known and most successful Americans in the profession, says of our plans, "That they are the only published designs depending, for their beauty, upon their form and outline rather than upon exterior ornamentation." This is the true end of architecture.

We issue, in addition to this publication, a list of architectural designs, which is the most varied now offered to American Home Builders. This is it:—

| | | |
|--|--|------------------------|
| SENSIBLE LOW-COST HOUSES, Vol. I, | 35 houses between \$400 and \$1800, | by mail, \$1.00 |
| " | " III, 35 " | " 3000 " 9000, " 1.00 |
| ARTISTIC ONE-STORY HOUSES, | | " 2.00 |
| COLONIAL HOUSES (New Designs), | | " 2.00 |
| PICTURESQUE HOUSES FOR SEASHORE AND FOREST, | | " 1.00 |

Our plans, unlike the laws of the Medes and Persians, can be changed and modified to suit the necessities and tastes of our customers, and we will give any information desired about this. We make an extra charge on altered plans of from \$5.00 to \$8.00. We also make new plans, and this work is a large and growing department of our business. If you have a special plan you wish drawn, write us for our terms. Our clients visiting New York or Philadelphia can have any desired information about designs, by calling at our offices in these cities. Terms on plans, cash in advance, or we will send by express, C. O. D., if desired. Address

NATIONAL ARCHITECTS' UNION,

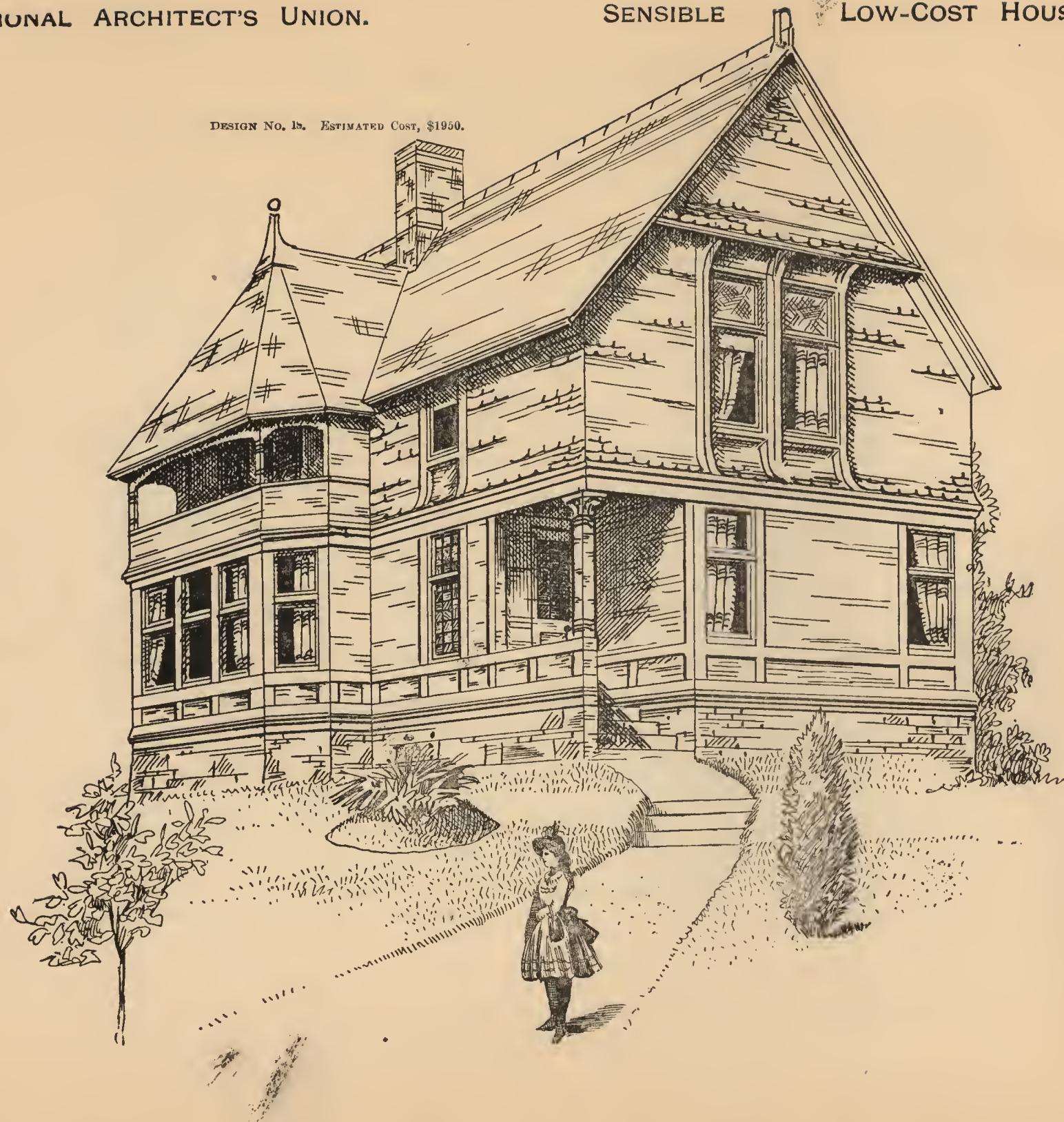
62 New Street, New York.

631 Chestnut Street, Philadelphia, Pa.

NATIONAL ARCHITECT'S UNION.

SENSIBLE
LOW-COST HOUSES

DESIGN No. 15. ESTIMATED COST, \$1950.



THIS handsome and well-arranged cottage will be found to afford all the comfort of a much more expensive house. In fact, it is ~~only~~, ~~very~~ one of our plans and specifications that it can be built at the very reasonable cost of \$1950, and it could not be prettier or more suited to the wants of a medium-sized family if it cost hundreds of dollars more. The arrangement of the interior is as convenient as possible, while the rooms are airy and large.

The porch on the second floor is a feature which combines beauty and utility, as every mother knows who does not want her children to play on the ground in damp weather, but still likes them to be out of doors, while it is often a blessing to an invalid.

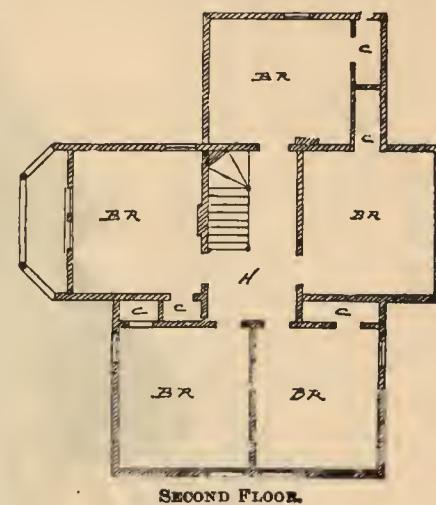
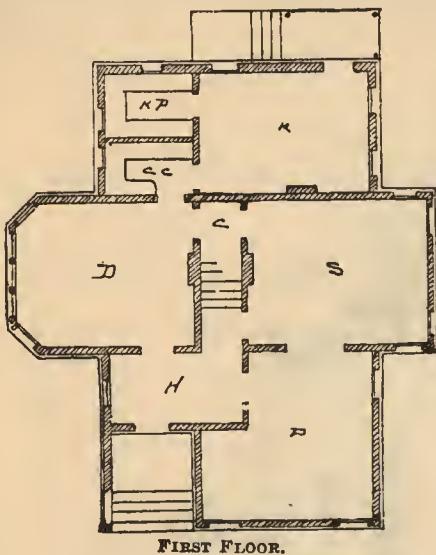
FIRST STORY.

A corner porch opens into a tasteful hall. On the right we enter the parlor (10 x 14) of irregular shape, allowing of much taste in furnishing. This opens into the library or sitting-room, a cheerful apartment 12 x 15. On the left is the dining-room (12 x 14), with its octagon bay. There is a large closet between this room and the sitting-room, while the kitchen (10 x 14) is provided with large, light pantry and china closet. There is a porch at the kitchen door.

SECOND STORY.

Contains five bed-rooms, two 11 x 12, the porch opening on one of these, two 10 x 12, and one 10 x 11. Good closets in each.

MATERIALS.—Foundation, rough stone; basement under main walls only and in rough. First Story paneled and clapboarded; Second Story shingled. Gables and roof shingled.



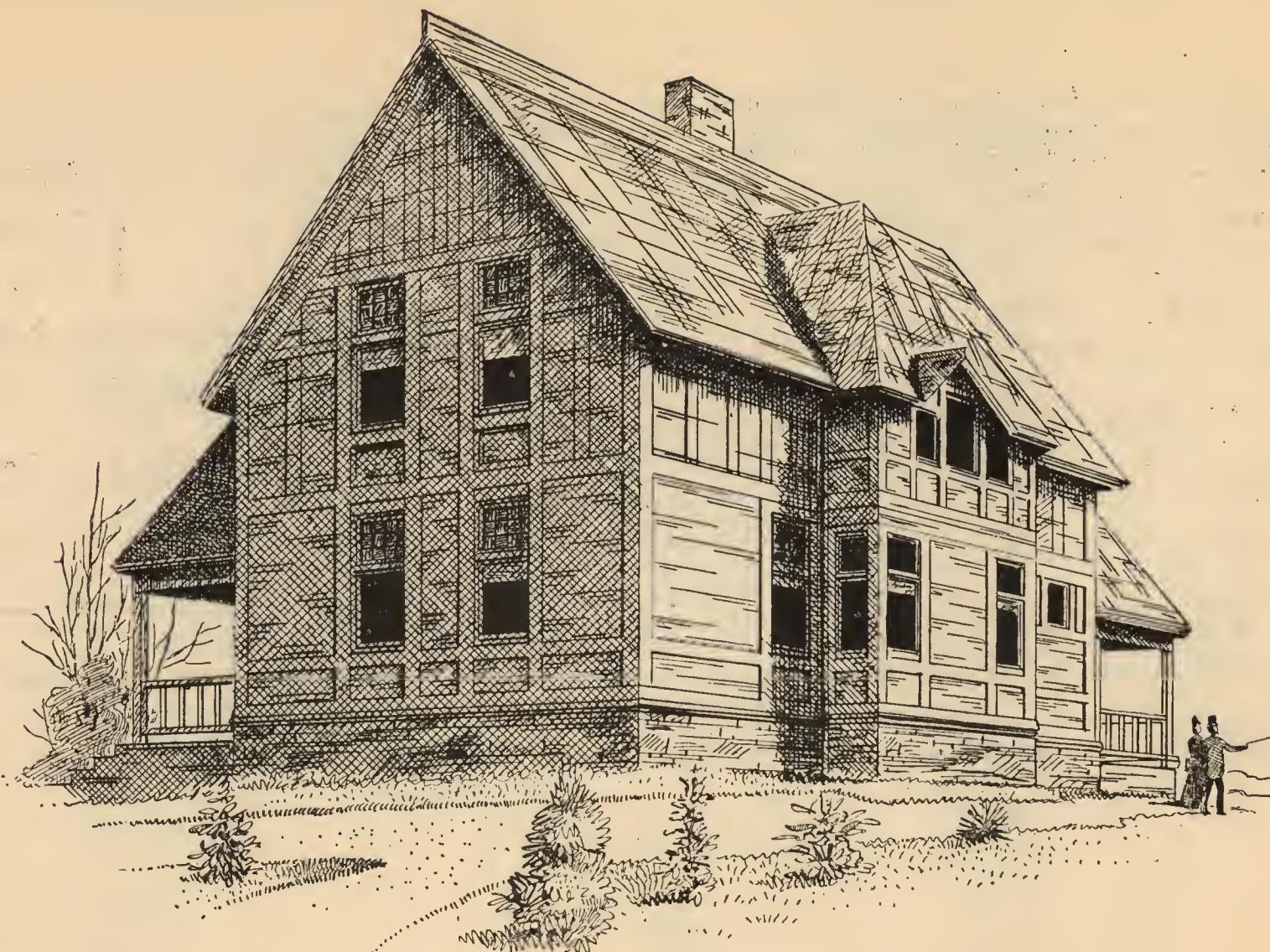
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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SENSIBLE Low-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 19. ESTIMATED COST, \$1950.

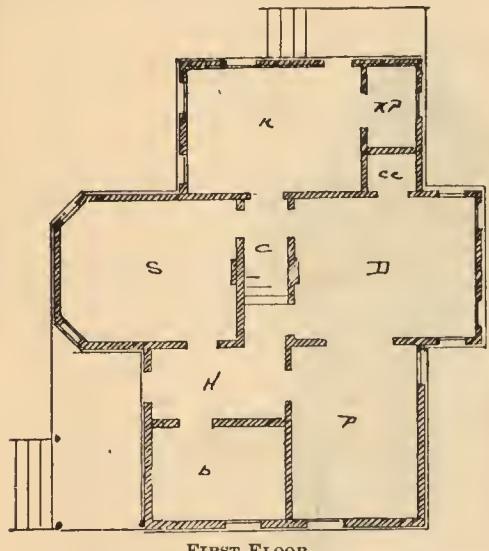


THIS compact and unique design is specially suited for a sea-side home, though it as often built for the country. While it is roomy, it is not straggling, the ground plan being arranged to give the greatest amount of convenience and comfort with the least expenditure.

FIRST STORY.

A porch runs along the front of the house, opening at its farthest end into a wide hall. The first door on our right opens into a cosy library (8×11), just the place to enjoy a quiet smoke and your favorite author. At the end of the hall we enter the parlor, a good-sized, pleasant room (11×14), which in its turn opens into the dining-room (12×15) by folding doors, so that they can be thrown into one, or by

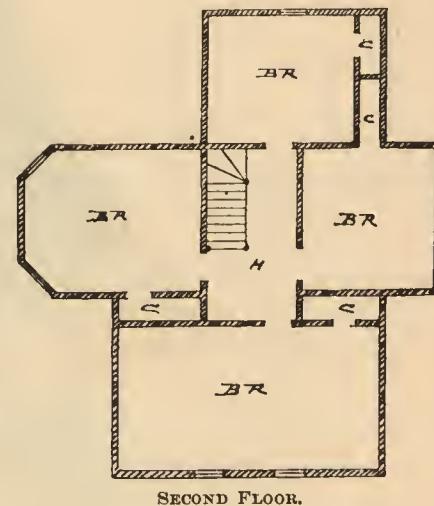
the modern arrangement of hangings at the doors, make a pleasing interior effect. At the left of the entrance hall is the sitting-room (12×15) with an octagon bay, while back of the dining and sitting-rooms runs the kitchen (10×14), conveniently reached from both by a small entry, but entirely cut off from the front of the house. There is a large pantry and also china closet, and a rear porch.



SECOND STORY.

Contains one very large bed-chamber 12×22 , one 12×15 with bay, one 11×12 , and one 10×12 , four in all, each provided with ample closet accomodation. The upper hall is large and airy.

MATERIALS.—Stone in the rough for basement and foundation wall. Basement in rough only; frame construction, paneled and clapboarded; roof shingled.



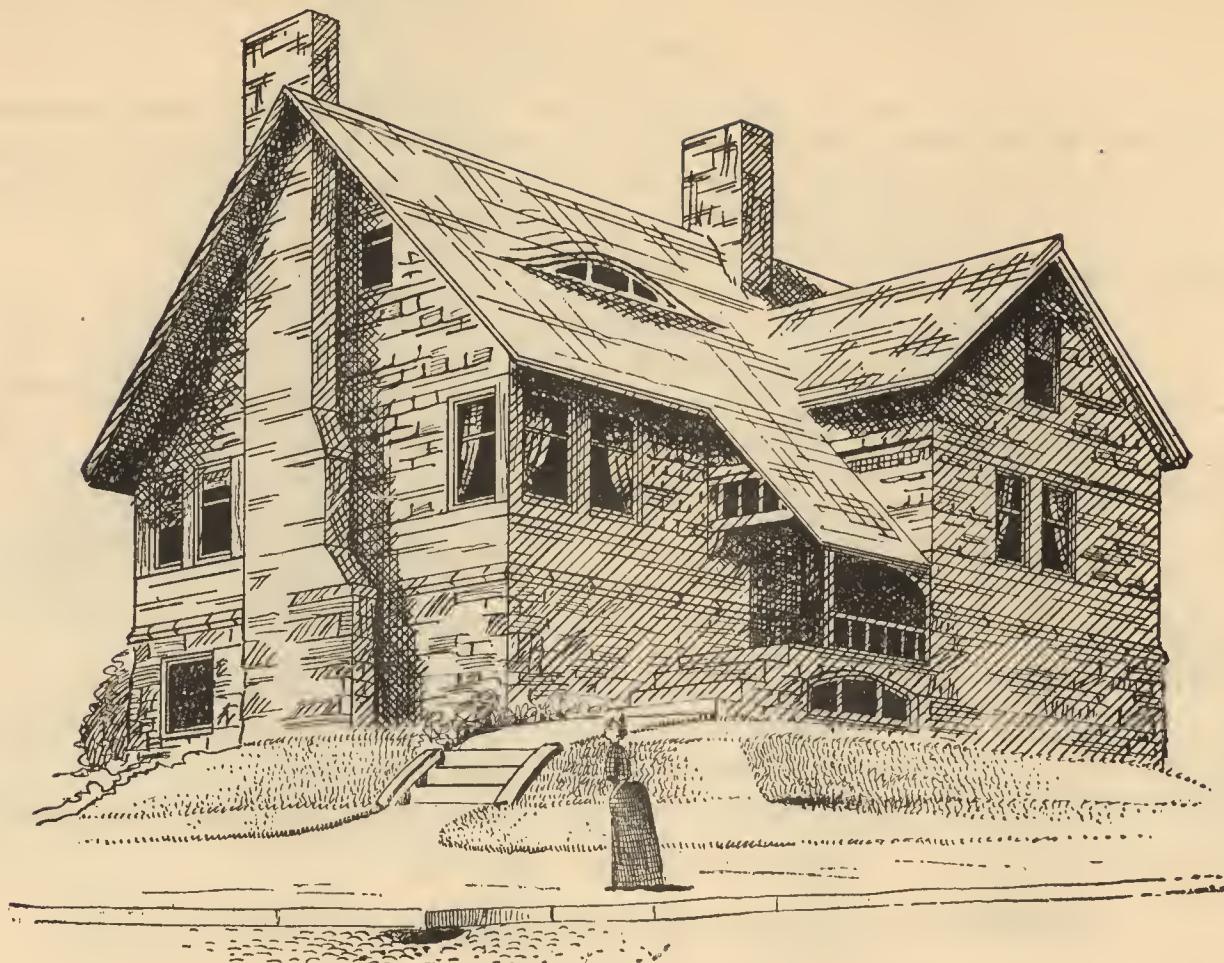
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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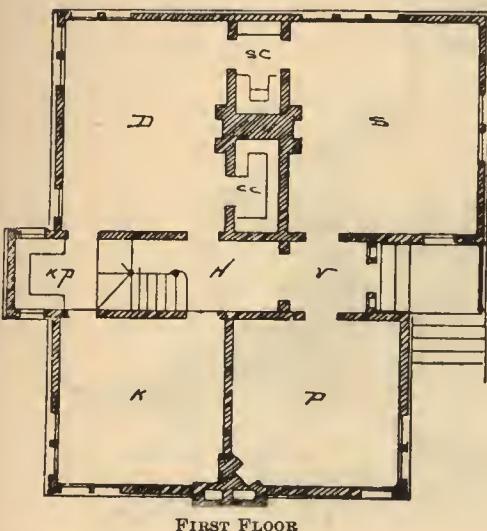
PERSPECTIVE VIEW OF DESIGN NO. 21. ESTIMATED COST, \$2000.

This quaint and picturesque design, unusual as it may be, covers a large amount of solid comfort in its interior. Built on elevated ground, with vines trained over it, it would present on its exterior an almost romantic aspect, while the internal arrangements are prosaically comfortable and modern. The basement can be used for kitchen and laundry purposes, or even dining-room if desired, at an additional cost.

FIRST STORY.

Climbing up the porch or old-fashioned stoop, you enter a wide hall from which the stairs ascend at the back. On the left is the parlor (14 x 14) with an open fireplace in one corner, which can have shelves built above it, adding greatly to the finish of the apartment. On the

right is the large and light sitting-room (16 x 17), also with an open fireplace and a large closet. Back of this is the dining-room (14 x 17) with three windows and a large china closet. The kitchen pantry occupies a small L between it and the kitchen (14 x 14), which is a very comfortable room.

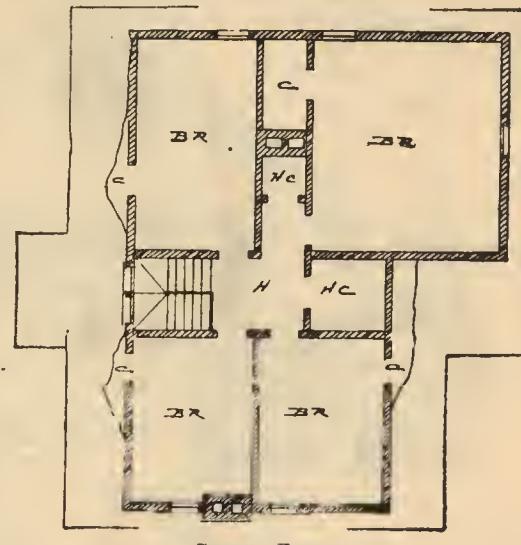


FIRST FLOOR.

SECOND STORY.

Contains four bed-rooms, two (10 x 14) each with closet; one spacious apartment 15 x 17, and one 10 x 17. There are two hall closets, one of them so large as to be really a store-room.

MATERIALS.—Foundation and basement in rough stone-work; First and Second Stories shingled; roof shingled.



SECOND FLOOR.

This house will be found very dry and pleasant, and appropriately furnished could be made a home full of character.

Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

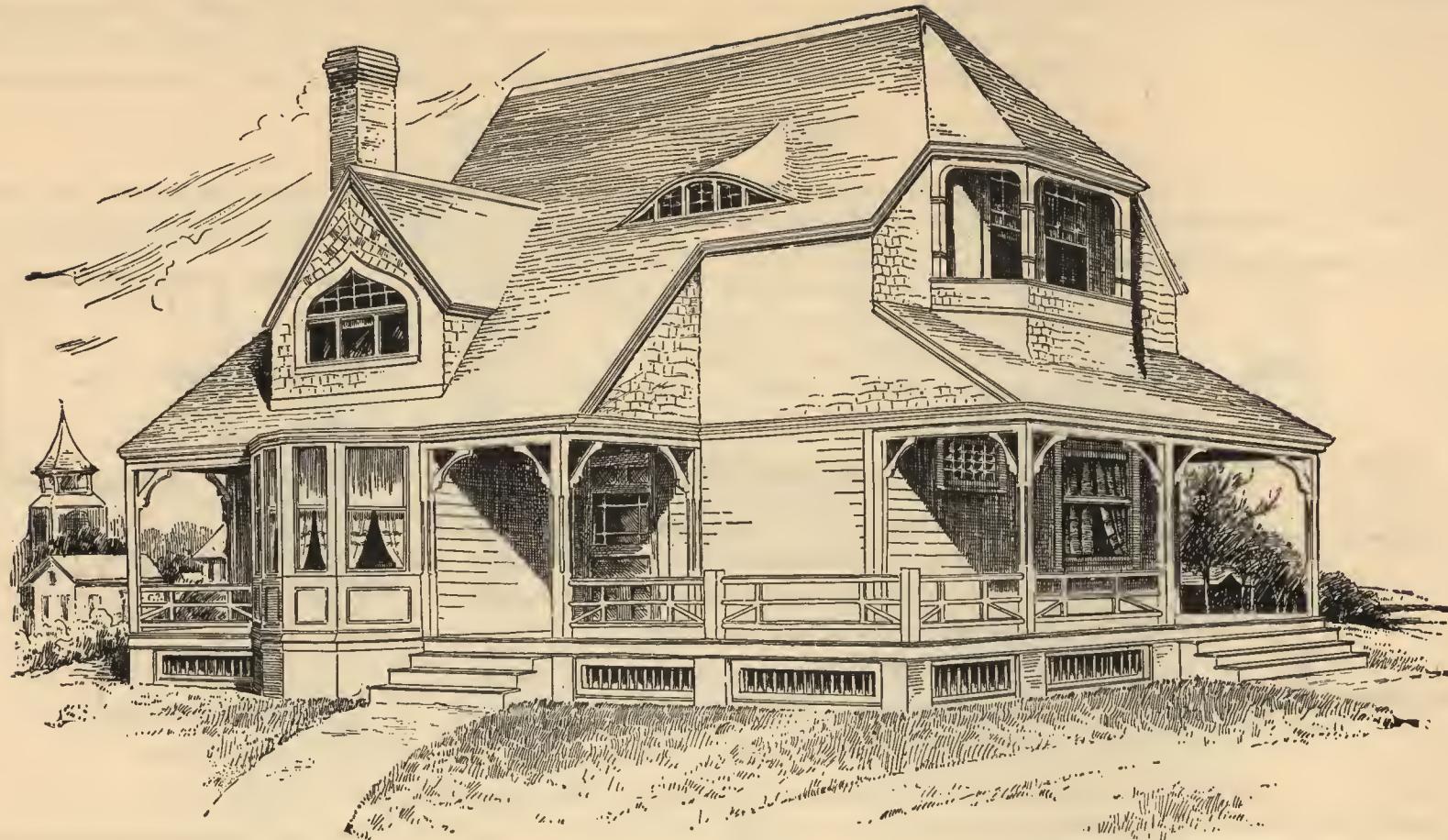
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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National Architect's Union

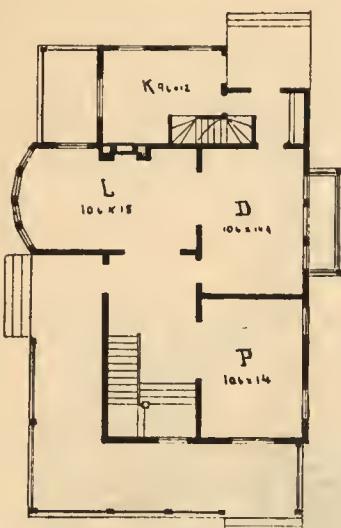
PERSPECTIVE VIEW OF DESIGN NO. 418. ESTIMATED COST, { \$2200 to \$2500, complete, except mantels, according to
location and finish.

THIS design is one of the most pleasing we have, both as to its exterior and interior arrangement. The little balcony above the porch gives an extremely picturesque appearance to the house, as well as affording a sheltered place in which to get the air, while the bay-window on the side shown, and a pretty veranda on the side which is not shown, break the side of the house in a very agreeable manner.

FIRST STORY.

The door opens from the side porch into a large hall, in the latest style, with the stairs going up at the end. These stairs are lighted by the square window shown in the front, and the hall is amply large to be furnished as a summer sitting-room. The parlor opens with sliding doors from the hall, and is 10.6 x 14 feet. It has three windows, and is a delightful room.

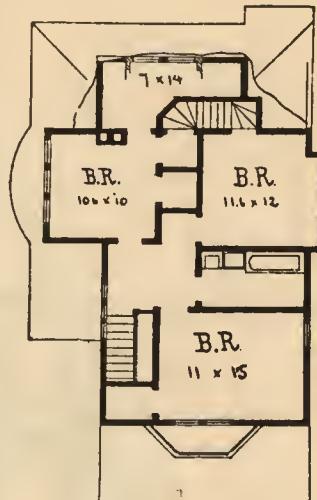
To the left of the hall is the library, a room 10.6 x 18 feet, with bay-window and open fire-place, a charming apartment, opening into the dining-room by sliding doors. The dining-room is 10.6 x 14.4 feet, with wide window opening out on the veranda. The kitchen, which is well separated from the dining-room, thus keeping out all odors of cooking, is 9.6 x 12 feet. This is a very well ventilated room, with two porches and two windows. The private stairs ascend from the kitchen.



FIRST FLOOR.

SECOND STORY.

The stairs here ascend into a pleasant hall, lighted with an eye-window. To the right is the large bed-room, 11 x 15 feet, with the veranda. Next to this is the bath-room. Back, are two bed-rooms; one 10 x 10 feet and one 11.6 x 12 feet. There is also a long, narrow room (7 x 14 feet) back of the stairs. Air space only in the attic.



SECOND FLOOR.

This house is heated by furnace as at present arranged; additional cost, \$130.00.

MATERIALS.—Foundation, brick or stone. First Floor, clap-boarded. Second Floor, gables and roof shingled. Cellar under main walls. Front of building, 30 feet 3 inches; depth 54 feet; height, 31 feet. Cellar, 6 feet 6 inches; first floor, 10 feet; second floor, 9 feet.

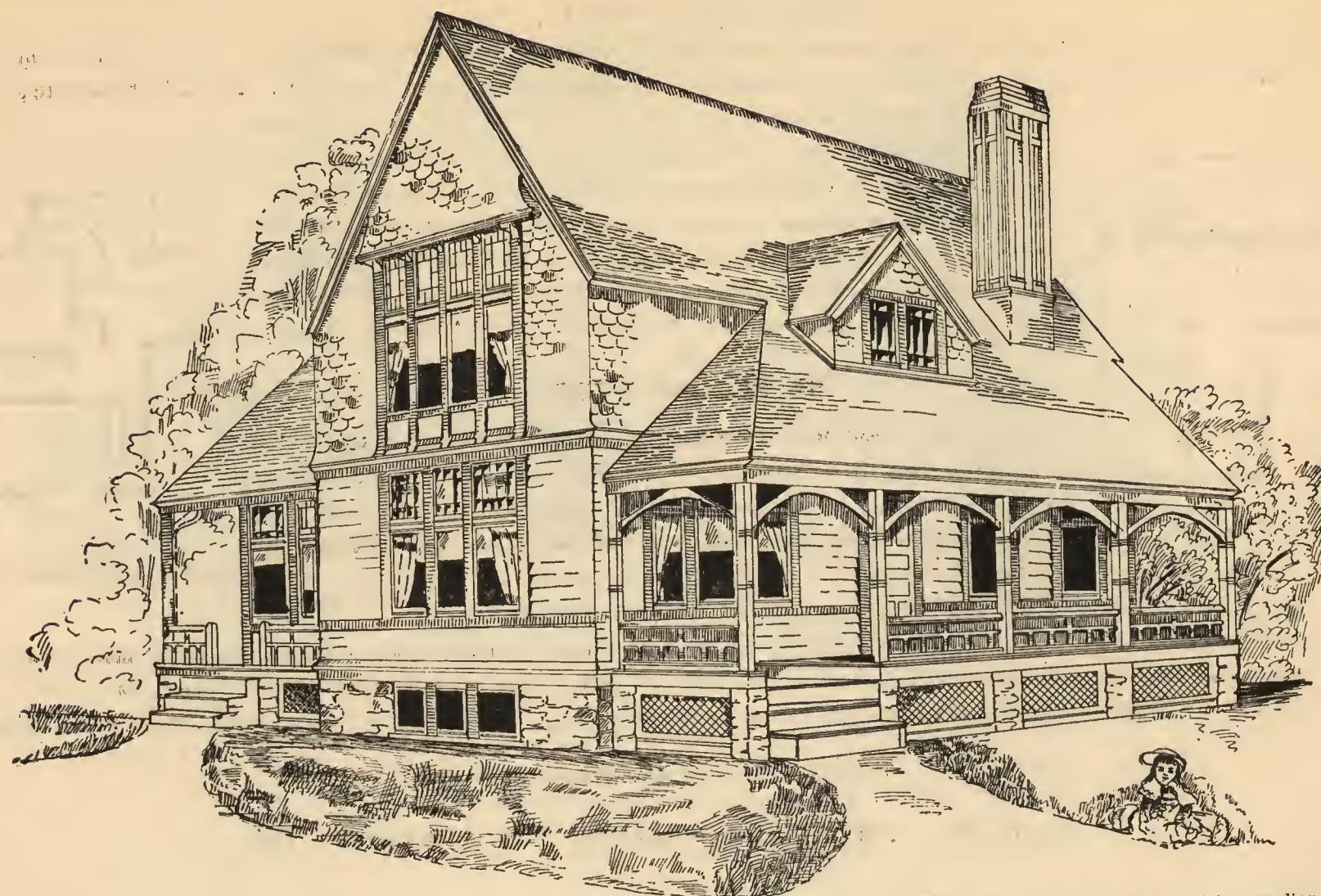
Price of Elevations, Detail Drawings, Building Plans, Specifications, etc. for building this house at the price named, \$30.00.

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SENSIBLE LOW-COST HOUSES.



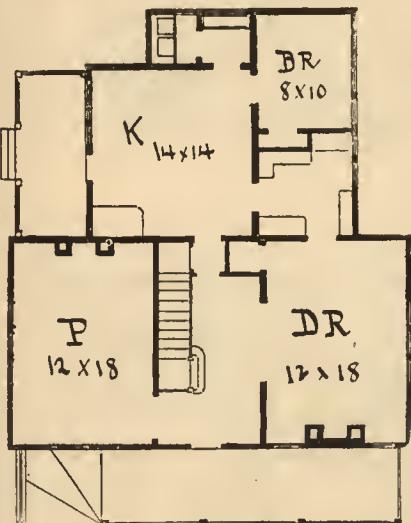
PERSPECTIVE VIEW OF DESIGN NO. 421. ESTIMATED COST, { \$2000 to \$2200, complete, except mantels, according to location and finish.

THE above is an exceedingly pretty and comfortable little home with all the modern improvements, and every arrangement made with a view to giving the most for the least money. The porch across the front of the house gives a delightful shade, and there is also a small porch at the side of the house, by the kitchen, an arrangement which will be approved by all housekeepers.

FIRST STORY.

The steps of the porch are under cover, and curve gracefully, making a very pretty effect. From the front door the wide hall runs back through half the house, the stairs going up at the left. The parlor, at the left, is 12 x 18 feet, has two wide windows and an open fire-place.

On the left of the hall is the dining-room 12 x 18 feet, with a wide window at the side, and single windows in front, between which latter there is an open fire-place. There is a china closet, and a large pantry which opens also into the kitchen, thereby providing for communication between these two rooms without that extreme nearness felt when there is but a door between. The kitchen is 14 x 14 feet, and has a wide window at the side. A servant's room, 8 x 10 feet, opens from it.

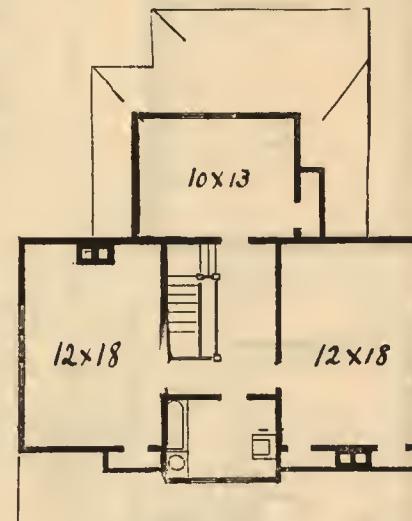


FIRST FLOOR.

SECOND STORY.

There are two large chambers in the front of the house, each 12 x 18 feet. The large and convenient bath-room is also in the front of the house. A smaller chamber is at the back, 10 x 13 feet. Each of these rooms have closets.

Air space only above.



SECOND FLOOR.

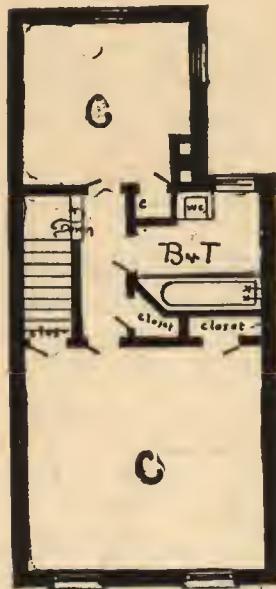
MATERIALS.—Foundation, stone or brick. First Story, sheathed, clap-boarded, and paneled. Second Story, sheathed, shingled, and paneled. Gables, and Roof shingled.

Front, 35 feet; depth, 40 feet; height, 32 feet. Cellar, 6.6 feet; first story, 9 feet; second story, 8 feet.

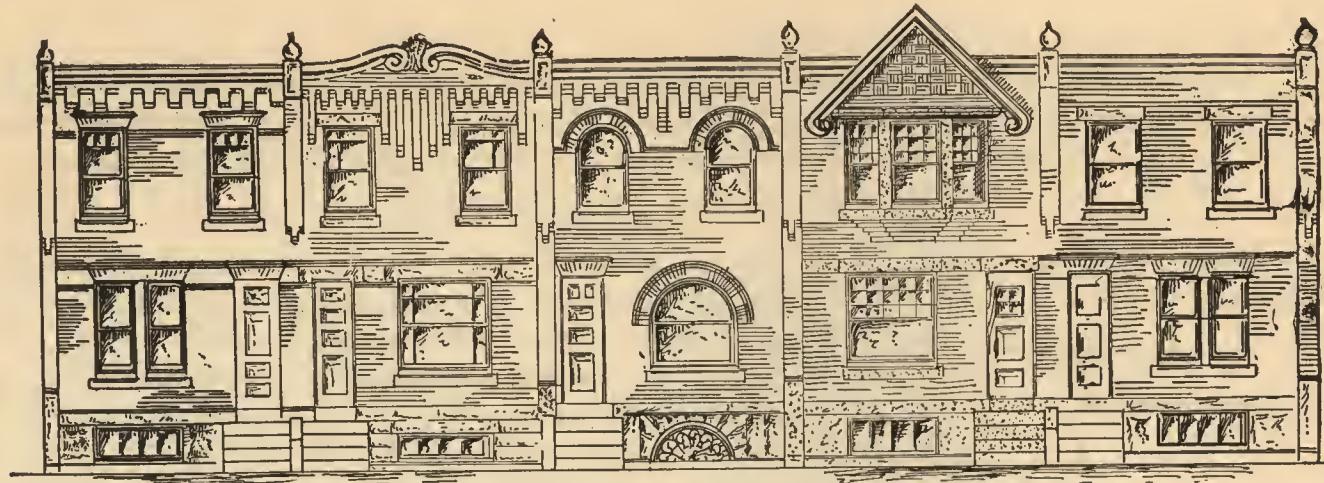
Price of Working Plans, Detail Drawings, Specifications, etc., for building this house at the price named above, \$28.00.

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SECOND FLOOR.

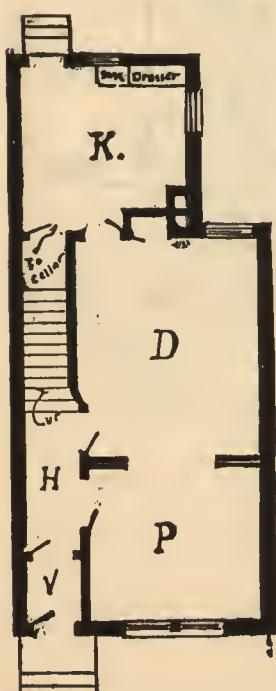


DESIGN No. 401. BRICK CITY HOUSE, COSTING COMPLETE \$1200.

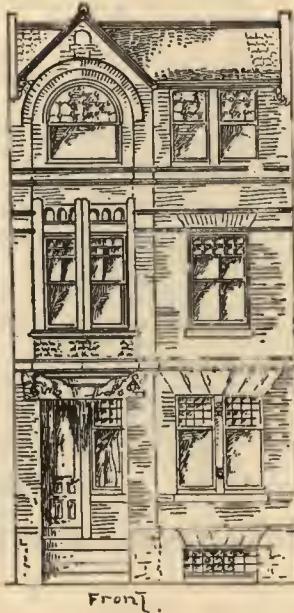
\$1200 BRICK HOUSES.

These handsome and convenient little houses are made of pressed brick with cut stone trimmings. Each of them contains a parlor 11x12, a light dining-room 11x13, and a kitchen 9x10. The second floor, as arranged in these plans, is arranged for one front bed-room 13x14, a back bed-room 9x10, and a large and complete bath and toilet room. If desired, this second story can be divided into three bed-rooms by taking some of the space from the front bed-room to make a small bath-room. These houses can be built on a 16-foot front, and are 34 feet deep. They can be built on a 50-foot lot. The cellar is 6 feet three inches, and has a cemented floor. The ceiling of the first floor is 9 feet, and of the second floor 8 feet 6 inches. The vestibule is tiled, and the interior wood is white pine, with natural finish.

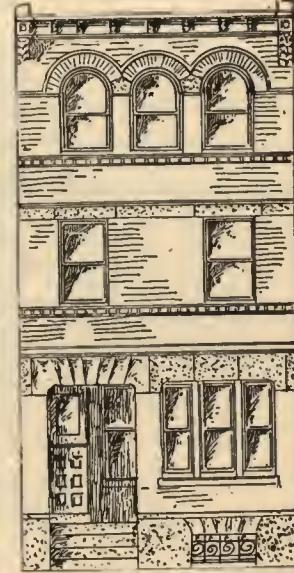
Our figures include a good tin roof, a heater, range, plumbing, bath and toilet-room complete, and gas fixtures. This estimate is made for a single house; in rows of ten or more they can be built for \$1000 each. The first story front has a 13-foot wall; the other walls are 9 feet; cornices of galvanized iron. The plans are divided as follows: For cellar foundation, roof and floor plans for right and left houses, \$12.00 each, including details and specifications. The elevations for each of these different houses will cost \$8.00 each. Complete plans, \$20.00.



FIRST FLOOR.



Front.



Front.

DESIGN 402. BRICK CITY HOUSE, COSTING COMPLETE \$2000.

\$2000 BRICK HOUSES.

These houses, the fronts of which are made of pressed brick, contain a parlor 12x16, a light dining-room 12x13, and a kitchen 9x11. The second floor contains one chamber 15x13, and a sitting-room 16x12, with open fire-place and bay; also a toilet and bath-room 5x8. The third floor contains two chambers, one 15x15, and the other 11x12.

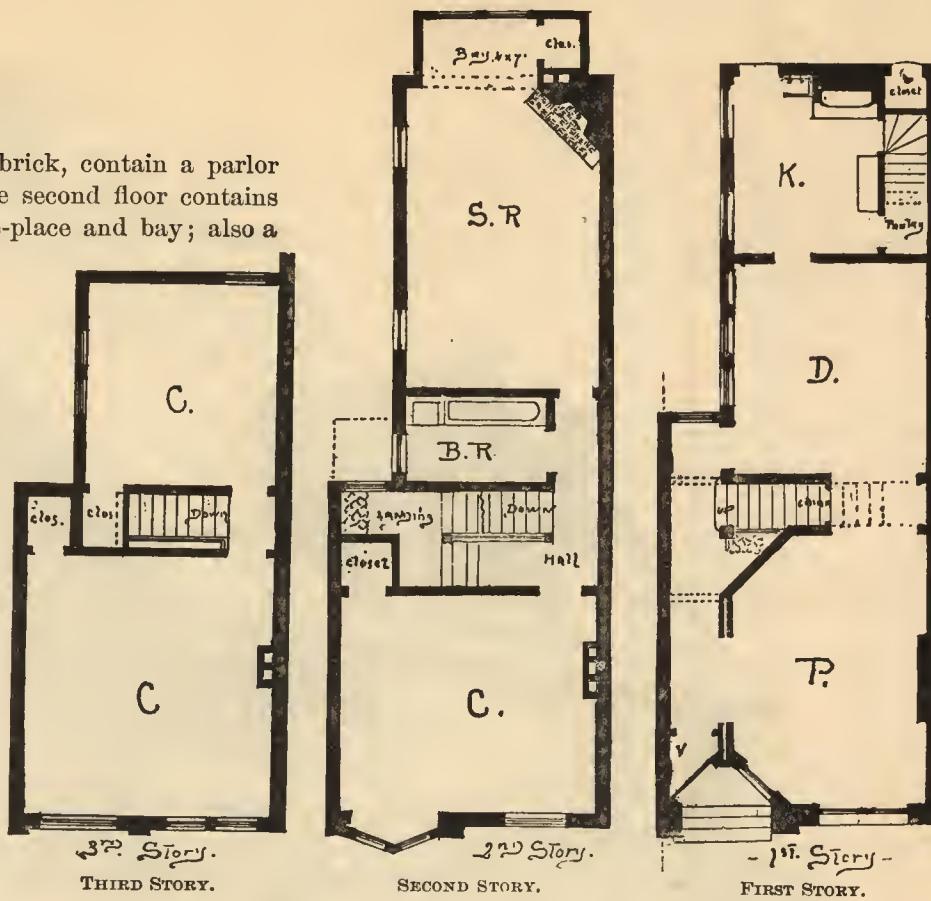
The ceiling of the first floor is 9 feet 6 inches, and of the second 9 feet. The third floor is 8 feet 6 inches, and the cellar 6 feet 6 inches, with cemented floor. The house is a 16-foot front, and 44 feet deep, and can be built on a 60-foot lot.

The vestibule is tiled, and the stair-case is of oak. The remainder of the interior wood-work is white pine, natural finish.

In rows of ten or more, these houses can be built for \$1800 each. This estimate includes plumbing, heater, range, bath and toilet-room, and gas fixtures.

Our prices for floor plans, cellar, roof, and foundation plans for right and left houses is \$20.00. The front elevations for each house, \$10.00. Complete plans, \$30.00.

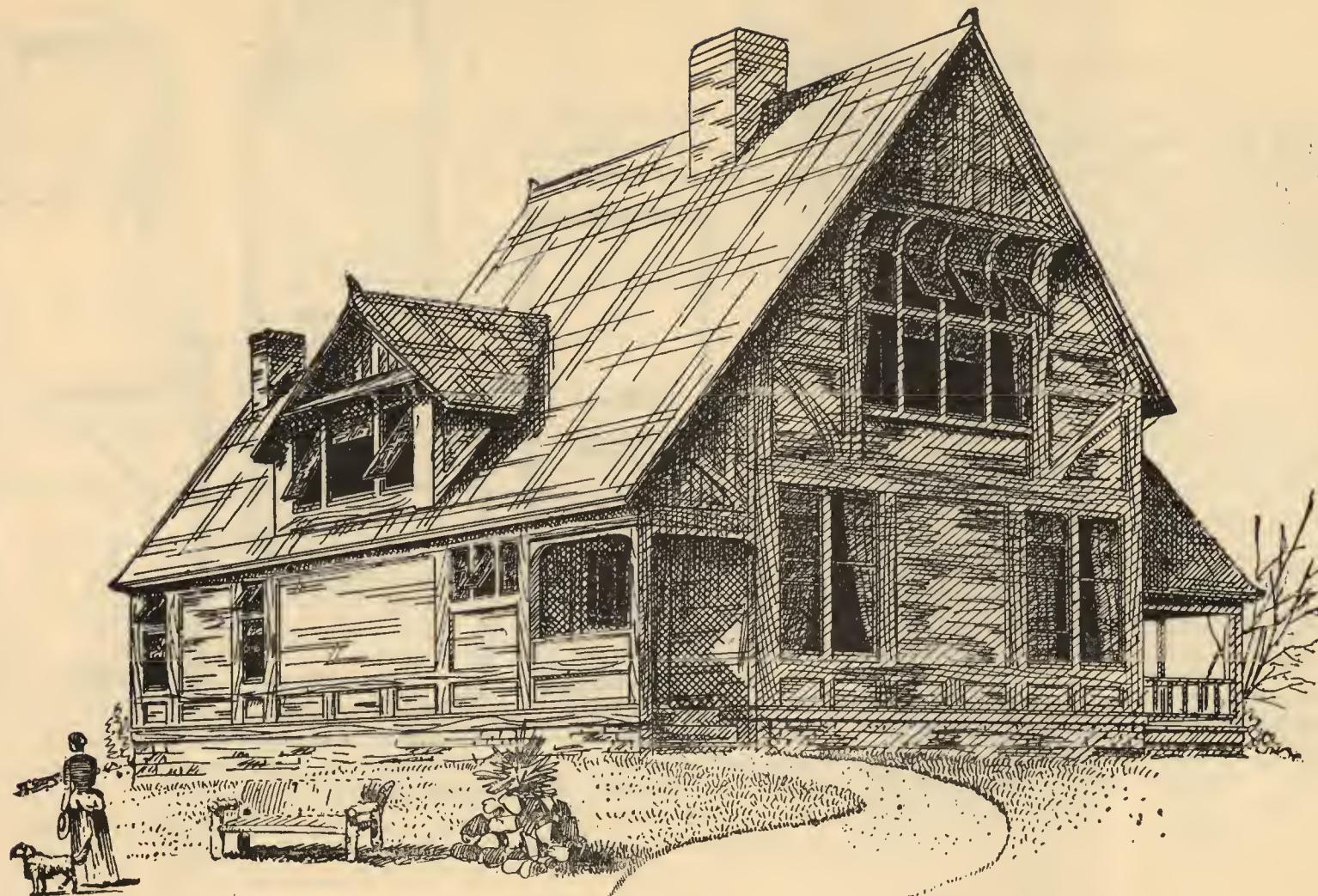
We have a wide variety of designs for rows of city houses, and would be glad to correspond with parties intending to put up this class of dwellings.



NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

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SENSIBLE LOW-COST HOUSES.



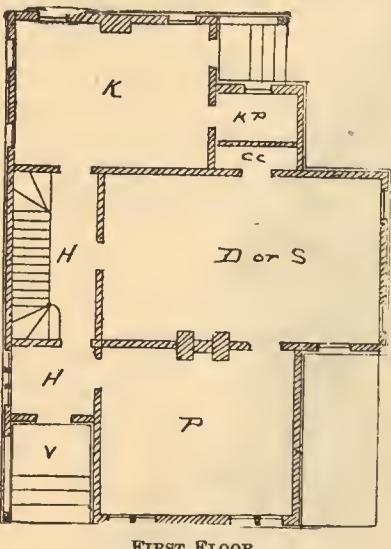
PERSPECTIVE VIEW OF DESIGN NO. 30. ESTIMATED COST, { \$1800 to \$2200, according to location
and finish.

THIS pleasing, yet simple design, when built according to our plans and specifications, will be found to make a very satisfactory house. The special arrangement of the upper windows, a style which is gaining much favor now for out-of-town houses, admits of very complete ventilation.

FIRST STORY.

The entrance to the cosy little square hall is made from an odd square porch. At the right is the parlor (14 x 16), a large, pleasant room, with open fireplace. The dining-room may be entered from this room or from the stair-case hall, which last can be entirely curtained off from the entrance hall, making it private. The dining-room is a handsome apartment 14 x 23, with open fireplace, and large enough to be

used as a dining and living-room both, if desired. It has a commodious china closet. The kitchen (12 x 16) has a large pantry and opens on a rear porch. A porch extends across the side of the house.

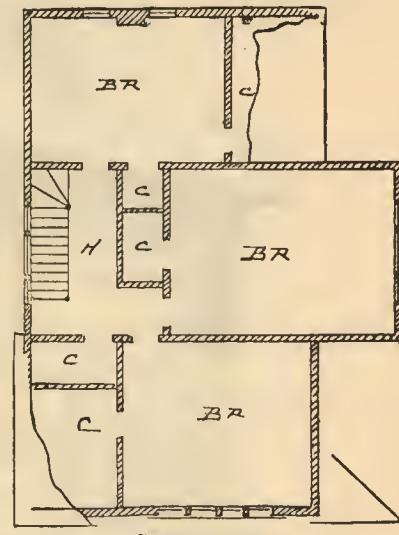


FIRST FLOOR.

SECOND STORY.

Contains three chambers, one with wide window 14 x 19, a splendid room with large closet. To the right of this is another large room 14 x 16, with fine storage closet attached. At the end, one 12 x 16 with closet. There is also a large hall closet; plenty of room to hang clothes and store trunks, etc.

MATERIALS.—Foundation, in rough stone or brick; basement in rough. First and Second Stories sheathed and clapboarded between panels, as shown. Roof shingled.



SECOND FLOOR.

Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

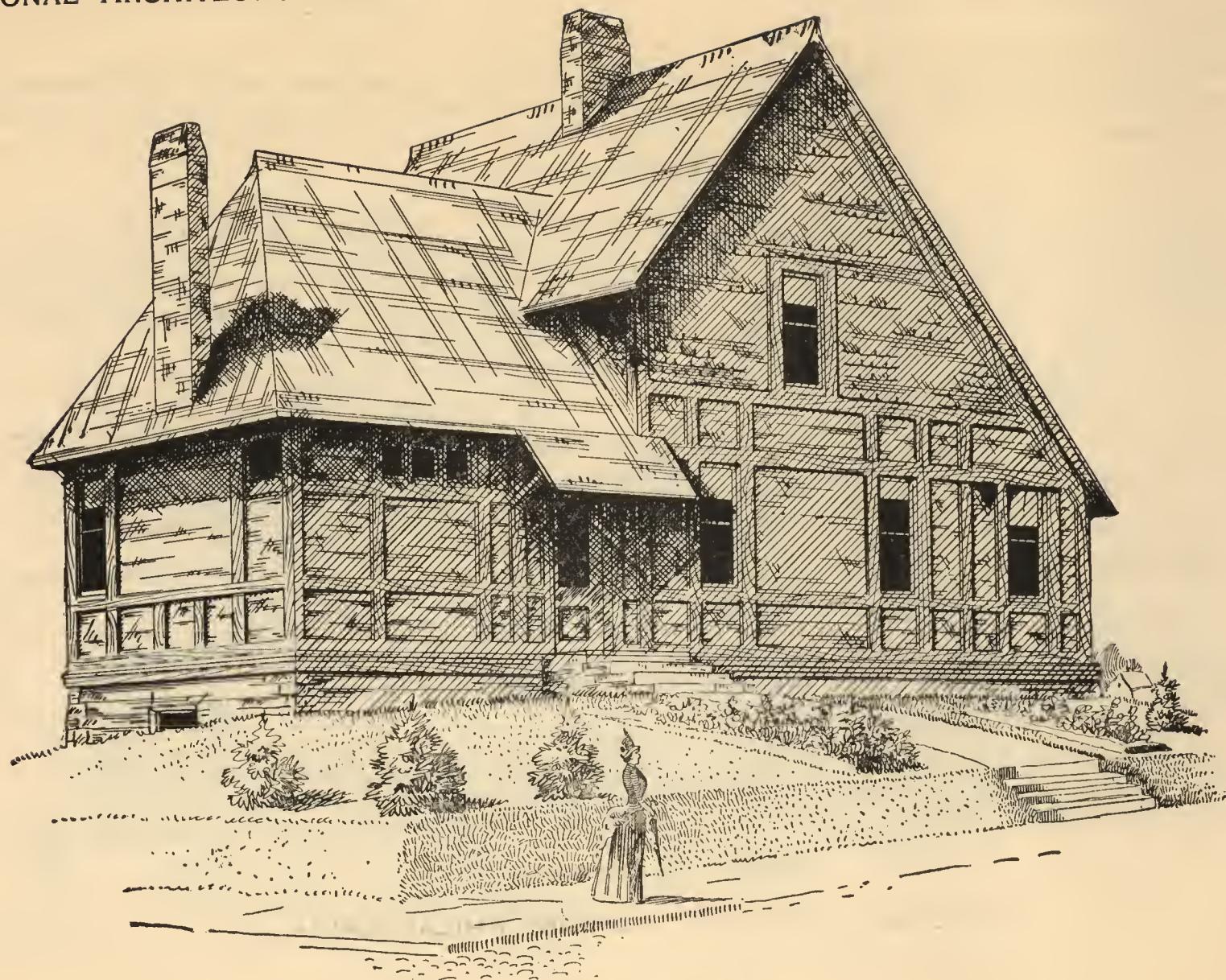
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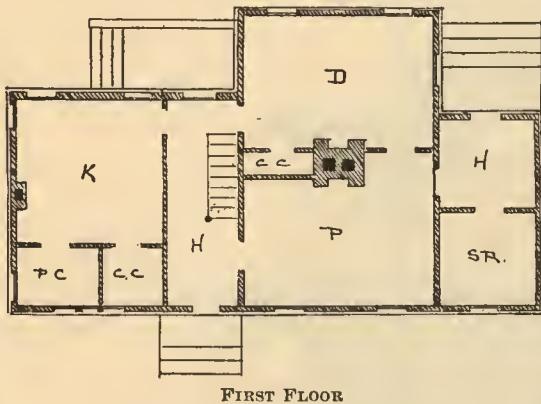


PERSPECTIVE VIEW OF DESIGN NO. 22. ESTIMATED COST, \$2100.

THIS illustration gives the side view of a comfortable and well-arranged house, roomy and pleasant; its plan is a very convenient one, and satisfies all who use it. The small, private room opening off the entrance hall adapts it for use by those who wish an office attached to the house, but still private. Built according to our plans and specifications, this house is sure to be comfortable and pleasant, and has beside a unique charm of its own.

FIRST STORY.

The square entrance hall, approached by a porch, leads first to the office or sewing-room mentioned above. To the right is the parlor (11×16), well lighted, and with an open fireplace, a very cosy, pretty room. The dining-room, opening into it, is of the same size, and has also an open fireplace and a large china closet. It connects with the kitchen by a passage-way opening on the side porch. The kitchen is a bright, well-arranged room 12×12 , with capacious pantry and china closet. Back of the parlor is another hall, entered from the side, and from which the stair-case ascends to the second floor.

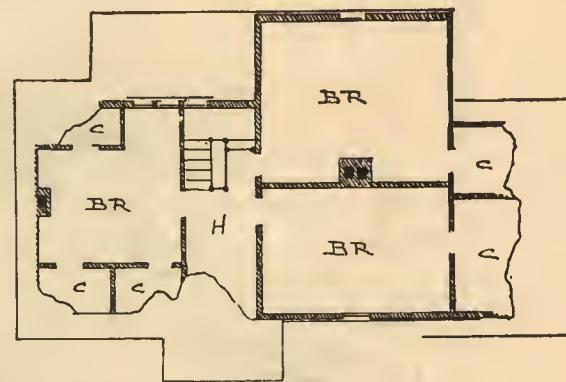


FIRST FLOOR

SECOND STORY.

This contains three bed-rooms 11×16 , 13×16 , and 10×12 , the latter with three closets, and the others with a large closet apiece.

MATERIALS.—Foundation, brick or stone; basement unfinished. Frame construction; First Story sheathed and clapboarded between panels, as shown. Second Story and gables sheathed and shingled. Roof shingled.



SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

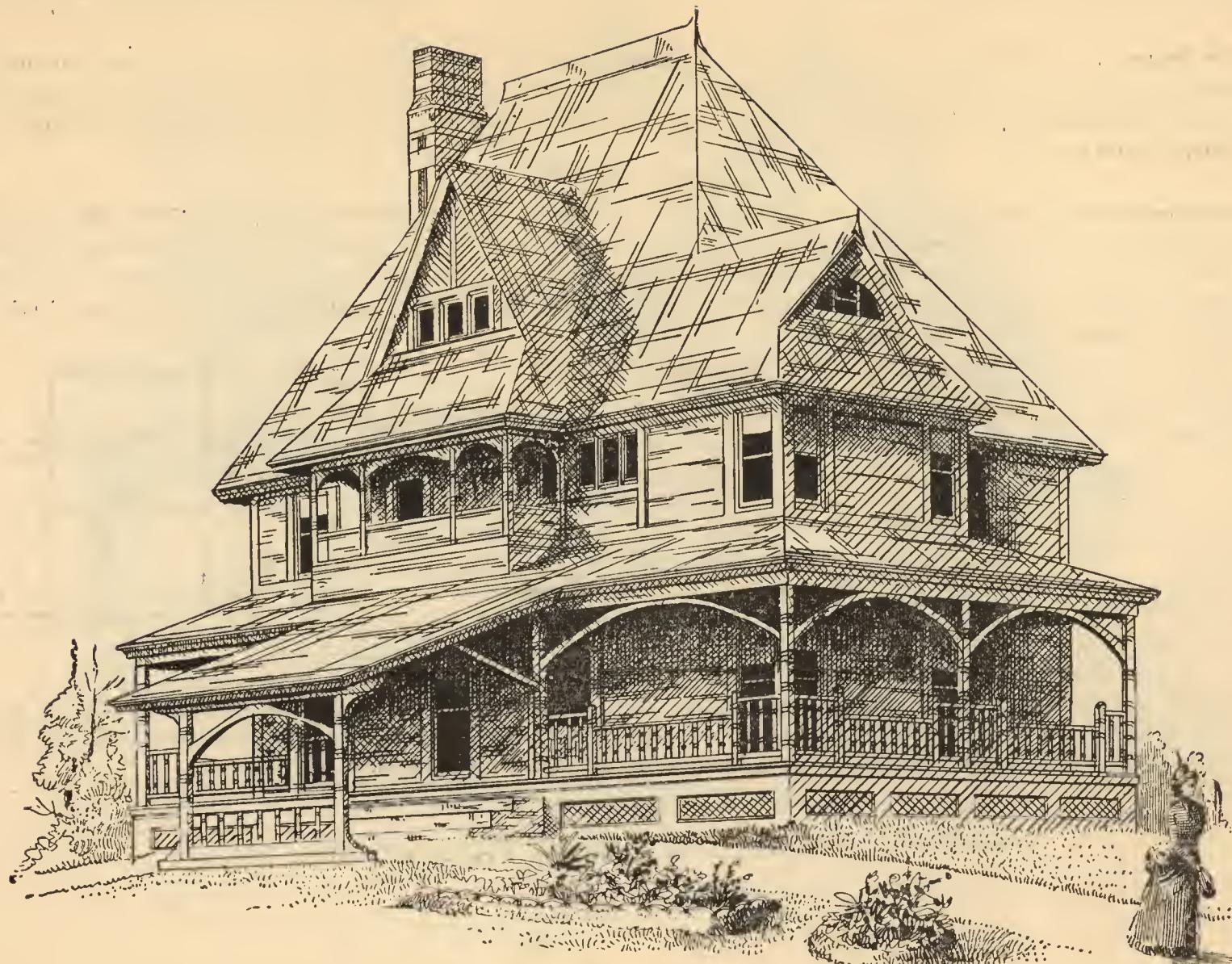
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Address all orders and correspondence to

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NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES



PERSPECTIVE VIEW OF DESIGN NO. 46. ESTIMATED COST, \$2100.

WE GIVE you here the design of a house which is bound to suit any one who wishes to spend this amount of money in building, and we may say that you could spend a good deal more on a house built by other designs without getting so much satisfaction or beauty. It would make a delightful seaside or country home.

FIRST STORY.

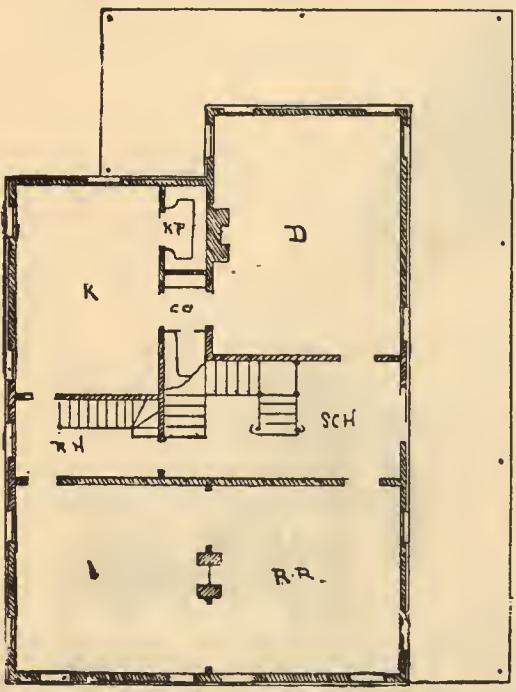
The entrance from the porch is into a square hall, which continues through the house, although there is a doorway half way back, by

which that part can be cut off from the front. To the left is the parlor or reception-room (13 x 14), which is a handsome, well-lighted room, windows opening on the porch, and with an open fireplace. Back of it is the library or sitting-room, of the same size, also with open fireplace. To the right of the hall is the dining-room (13 x 18), a spacious apartment with four windows, all opening on porch, and with an open fireplace. Its passage-way to the kitchen is lined with closets. The kitchen (12 x 16) is a fine room with large pantry. There is a rear stair-case, and also a "porte cochère" before the front door.

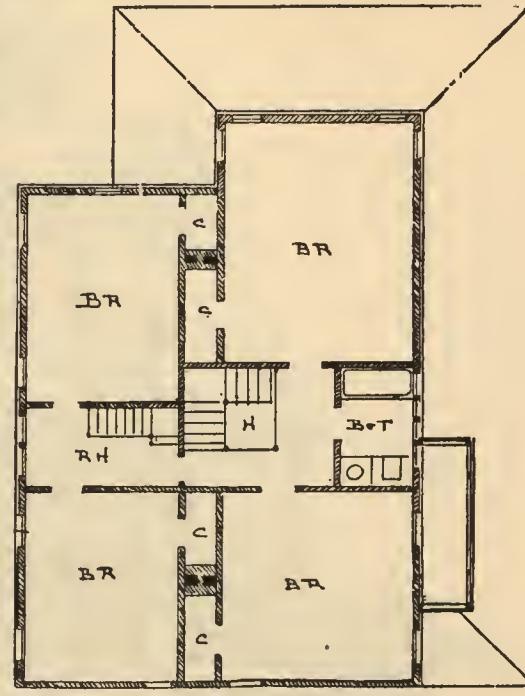
SECOND STORY.

From the hall in the centre you enter on the left a fine chamber 13 x 18, well lighted and with fine closet. On the right is one 13 x 14, which has the pretty balcony, shown in the design. Back are two other chambers, one 12 x 16 and one 12 x 14. All chambers have excellent closets, and there is a bath and toilet room. The attic is in the rough.

MATERIALS.—Foundation, rough stone work. First and Second Stories sheathed and clapboarded. Gables same or shingled; roof shingled. Frame construction. Basement in the rough.



FIRST FLOOR.



SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$28.00.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



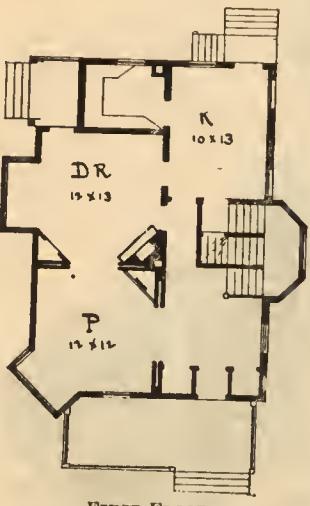
*National Architect's Union
Phila., Pa.*

PERSPECTIVE VIEW OF DESIGN NO. 406. ESTIMATED COST, \$2100.

THIS design is remarkably pleasing in its effect—the exterior being striking and handsome, while the interior arrangement is unusual and yet very convenient. At the price named, it will be found a very cheap and tasteful home. The price given above is for the bare house without plumbing or heating. Three bids, from responsible contractors, for this house finished complete, with cemented cellar, plumbing, range, circulating boiler and heater, tank, bath-tub, water-closet, stationary wash-stand, inside blinds, mantels, and grate, were as follows:— \$2800, \$2700, and \$2700.

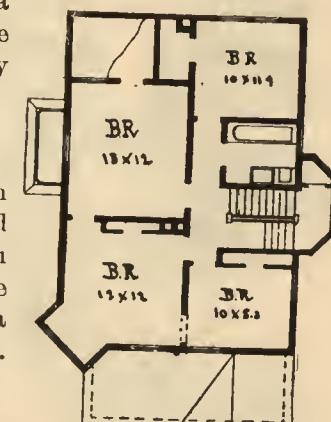
FIRST STORY.

The front door opens into a vestibule, which, in its turn, admits you into a large, square hall, with window at the side and two large closets, one on each side of vestibule. At the back of the hall the stairs ascend, the first landing being made in a bay-window recess; a particularly pleasing and beautiful arrangement. This hall can be furnished and used to sit in during the summer. The parlor is entered through sliding doors, and is 12 x 12 feet. It has a very pretty corner bay-window, while the opposite corner is cut off for the register and mantel place. Sliding doors admit into the dining-room, (12.6 x 13 feet) which has a square bay-window at the side, and an open grate; also a corner cupboard for china. It has doors opening on the hall and porch, and into the kitchen. The latter is a pleasant room 10 x 13 feet, with two windows, and a very large pantry with one window. The back stairs ascend from the kitchen.



SECOND STORY.

This has a large front chamber 12 x 12 feet, with corner bay-window, and an arch admitting into the hall chamber 10 x 8.6 feet. Each of these rooms has a closet, and is well lighted. The large chamber also communicates with another, 12 x 11.9, which opens out on a balcony. This room has a large closet. On the opposite side of the hall are the bath-room, and a chamber 9.3 x 9.11 feet. This latter room has also a large closet, and there is a linen closet in the bath-room. The hall is large and airy.



THIRD STORY.

This has a chamber 15.4 x 12 feet; a store-room 12.6 x 11.6, and a tank-room.

MATERIALS.—Foundation, stone or brick; cellar under whole building. Frame construction: First Story clap-boarded; Second Story shingled; belt and gables shingled, remainder clap-boarded. Roof shingled. Front 29.6 feet; depth over all, 49.6 feet. Height of building, 35 feet. Basement 6.6 feet; first story 9 feet; second story 8.6 feet; third story 7.6 feet in the clear.

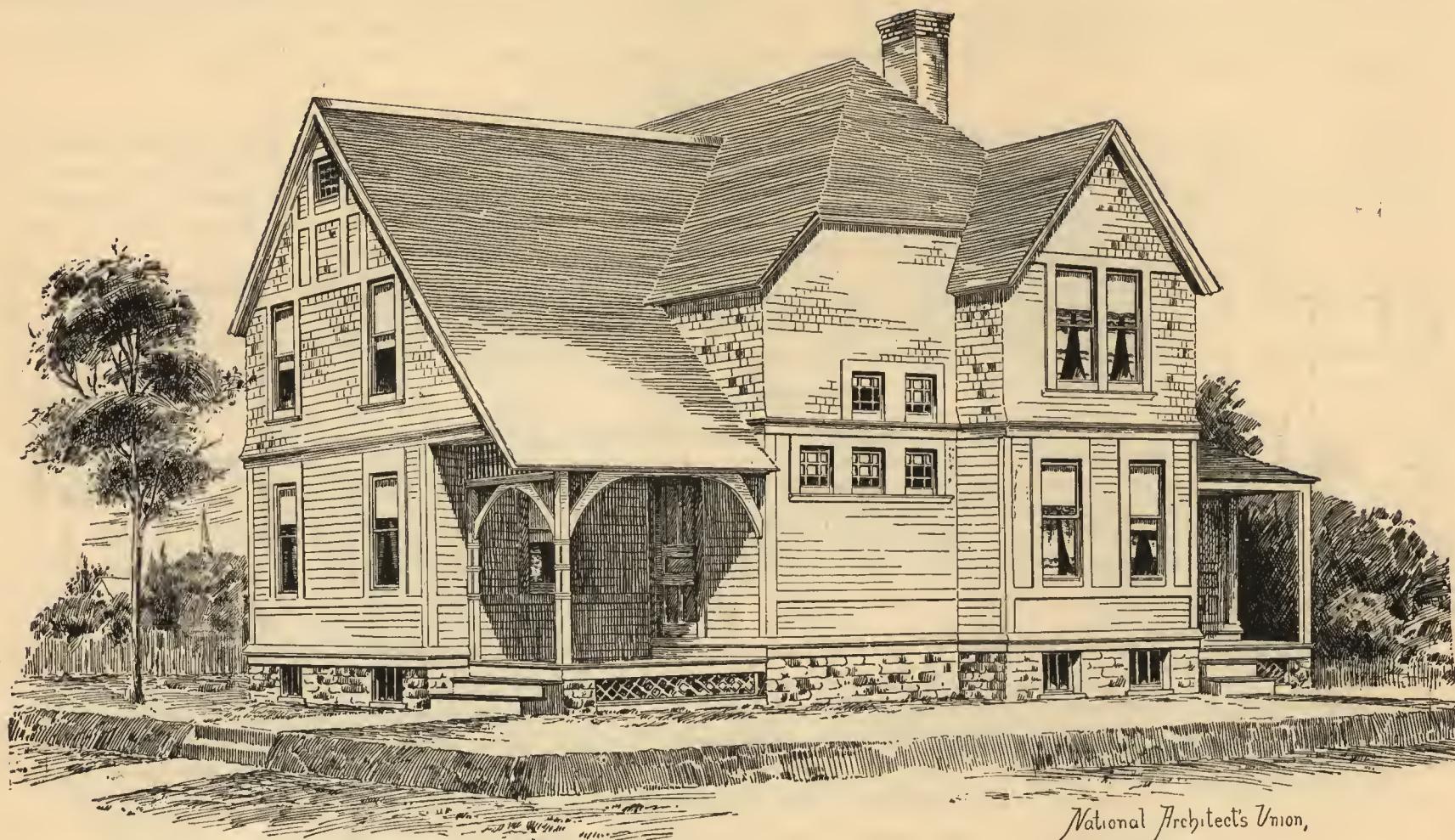
Price of Working Plans, Detail Drawings, Specifications, etc., for this house, \$32.00.

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NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 417. ESTIMATED COST,

\$2100 to \$2400, complete, except mantels, according to
location and finish.

National Architect's Union,

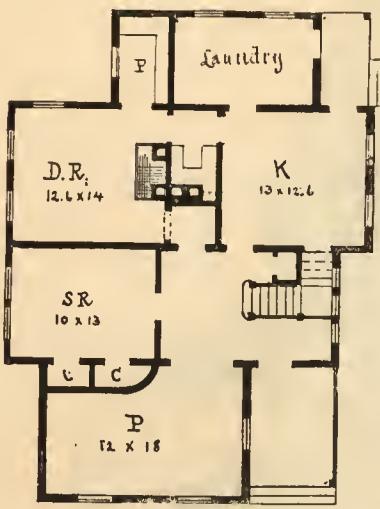
Phila. Pa.

THIS is a very neat and pretty house, the exterior being made effective by the broken outlines, while the interior is spacious and very conveniently planned, it having nine rooms exclusive of the bath-room.

FIRST STORY.

The hall is a large and airy space 10 x 15.6, with the stair ascending in the corner; a convenient arrangement. Folding doors open into the parlor (12 x 18), a very pretty, well lighted, and convenient room. All of the closet space taken up in it can be thrown into it, or the space at the end made into a recess. To the left of the hall you enter the sitting-room (10 x 13). This room has two windows in the end, as

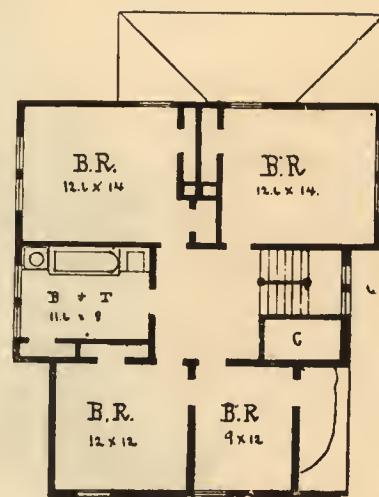
has also the dining-room (12 x 14), this latter also having a side window, which makes it a very light and pleasant room. It has an open fire-place, and a large pantry or china closet. The kitchen entrance to the dining-room is through another pantry. The kitchen is 13 x 12.6; a large, comfortable room, well lighted and convenient. Back of this is the laundry, with stationary wash-tubs.



FIRST FLOOR.

SECOND STORY.

This contains two chambers, 12.6 x 14 each, with a convenient closet; a chamber 12 x 12, and one 9 x 12, each with good closet. There is also a large linen closet and a bath-room 11.6 x 8. All of these rooms are well lighted, as are also the stairs. The attic can be divided in two, if desired. Attic is 8 feet in lower gable and 10 feet in highest.



SECOND FLOOR.

MATERIALS.—Foundation, stone or brick. First Floor, clap-boarded. Second Floor, shingled and paneled. Roof shingled. Cellar under main walls only.

Front of building, 33 feet; height, 31 feet. Cellar, 6.6 feet; first floor, 9 feet; second floor, 8.6 feet.

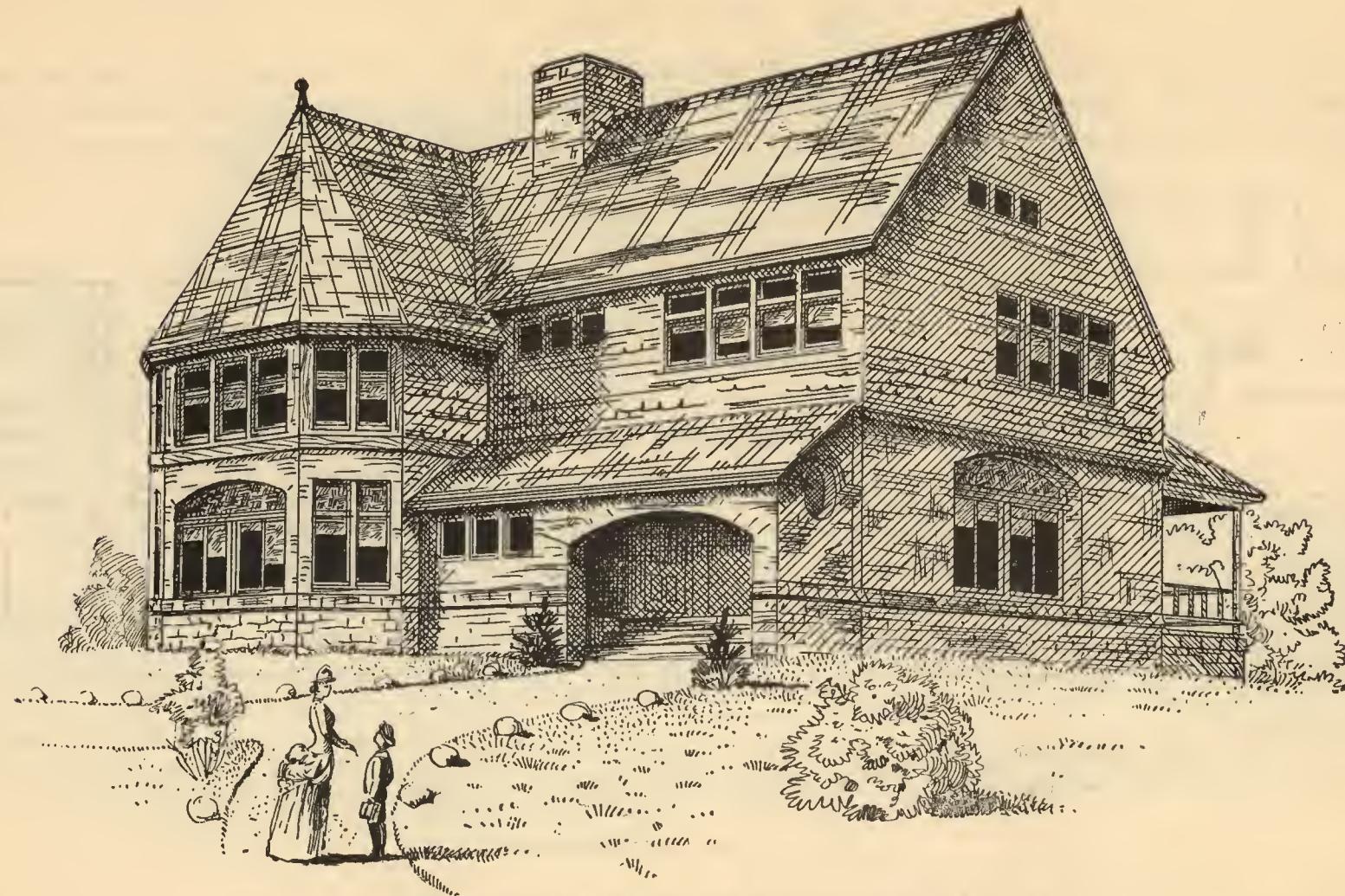
Price of Elevations, Detail Drawings, Building Plans, Specifications, etc. for building this house at the price named, \$30.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

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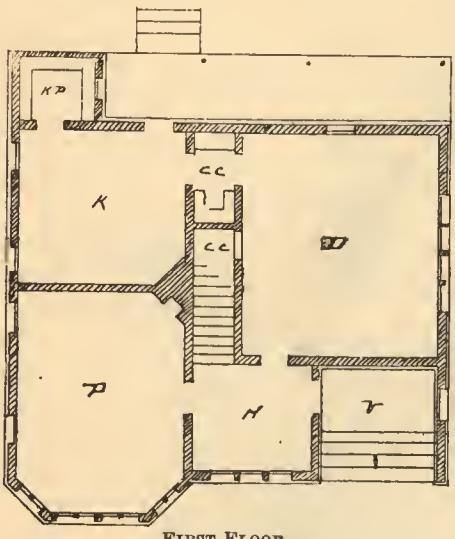


PERSPECTIVE VIEW OF DESIGN NO. 23. ESTIMATED COST, \$2250.

THIS handsome and striking design shows an unusual combination of good taste and utility. The exterior effect is beautiful and uncommon, while the interior is large and well arranged. Built according to our plans and specifications, it will be seen to cost less than many a more ordinary and less pleasant a house.

FIRST STORY.

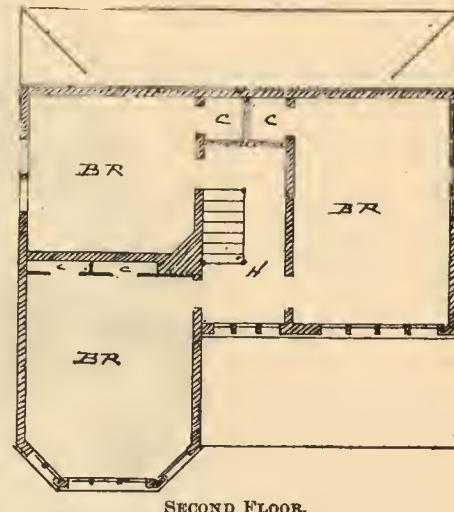
The entrance is a covered, arched portico, striking in appearance, and which can be made very pretty by the addition of a hanging lantern. The entrance door opens into a square, lighted hall, of the style in vogue at present, and which in its turn opens into the parlor (14 x 17), a large, handsome room with bay, and with an open fireplace set across one corner of the room. This is a style which is much admired, and the room is one which will furnish beautifully. On the right of the hall is the dining-room (14 x 17), well lighted, and with a good china closet. The passage-way from this to the kitchen has a closet on each side. The kitchen (14 x 13) itself has a large pantry, is well lighted and opens on the porch which runs all across the back of the house.



SECOND STORY.

On the left of the hall is a large chamber (11 x 17), well lighted and airy. On the right, a chamber 13 x 15, with octagon bay. Back of this is a pleasant room 13 x 14. Each of the apartments is well provided with closet room. Air space above.

MATERIALS.—Foundation and basement rough stone; frame construction; First Story clapboarded; Second Story shingled; roof shingled.



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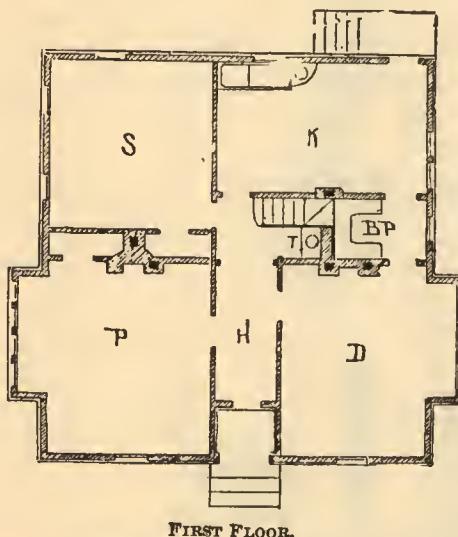


PERSPECTIVE VIEW OF DESIGN NO. 83. ESTIMATED COST, \$2150.

THIS neat and substantial house is well arranged and commodious, with modern conveniences. It is a house of many, if not of "seven" gables, and we are sure will commend itself to the taste of those of our readers who like a bright, showy house.

FIRST STORY.

The entrance opens into a wide hall which runs through the front part of the house; the stair-case is at the end, and can be curtained off. To the left of the hall is the spacious parlor (13 x 16), with open fireplace and wide window at one side. To the right is the dining-room (12 x 16), also with open fireplace and wide window, and with a butler's pantry opening into it. The sitting-room, back of the parlor, is a pleasant room 12 x 14; while the kitchen (11 x 17) is a large apartment with sink. There is a toilet room under the stairs, which can be curtained off if desired.

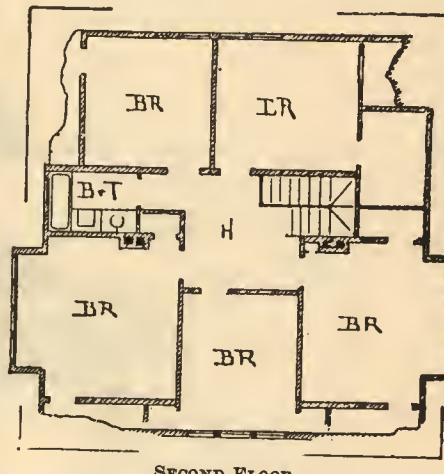


SECOND STORY.

The hall in the centre has five chambers opening on it, one in front 9 x 12, one at the right 11 x 13, and one at the left 10 x 13, each of these having a projecting wide window. Back are two rooms, 10 x 11 and 11 x 12. There is a bath and toilet room. Large closets are the feature of this house.

MATERIALS.—Foundation, stone or brick. Frame construction; First and Second Stories clapboarded and shingled as shown. Roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.



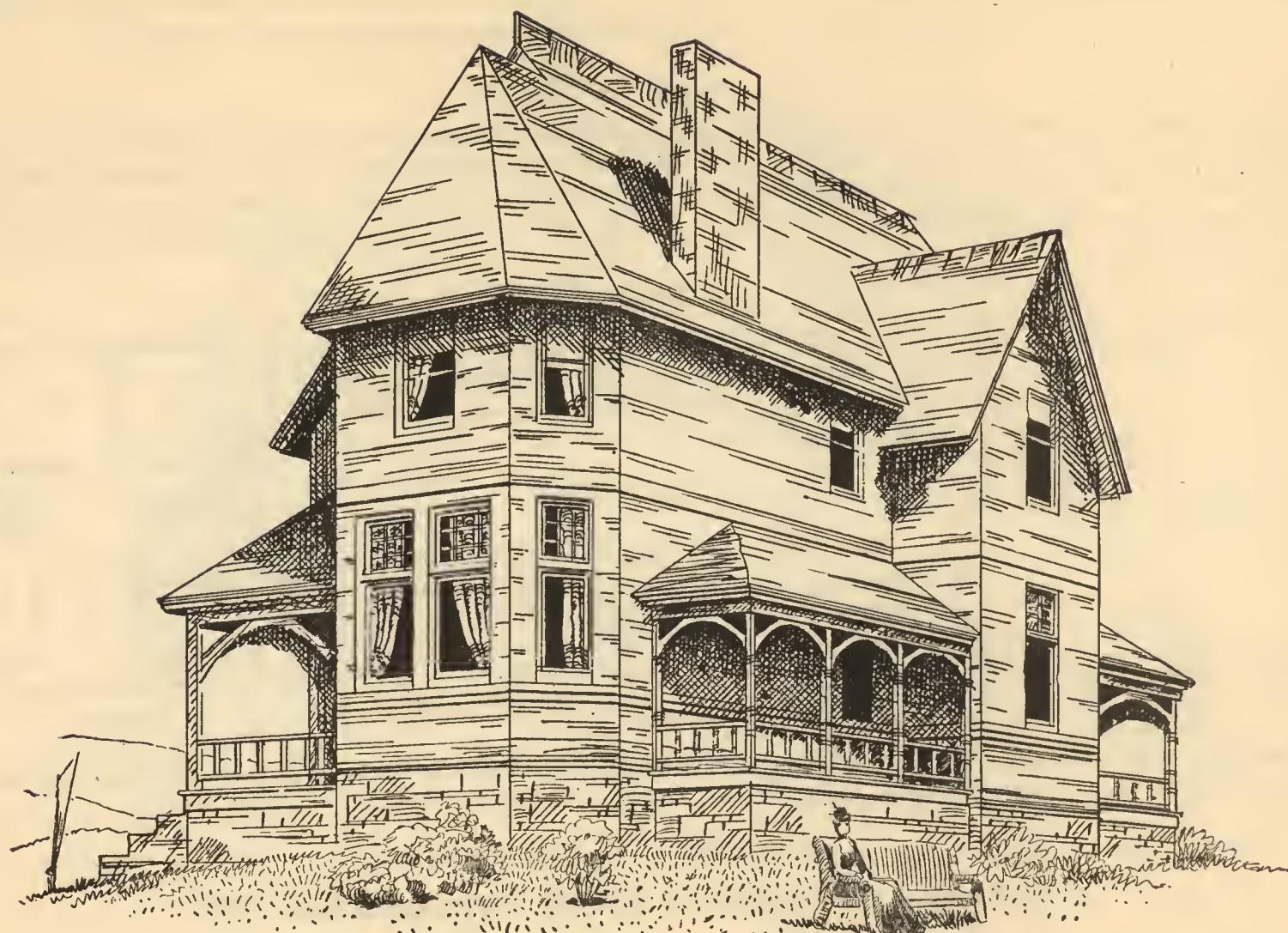
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PERSPECTIVE VIEW OF DESIGN NO. 20.

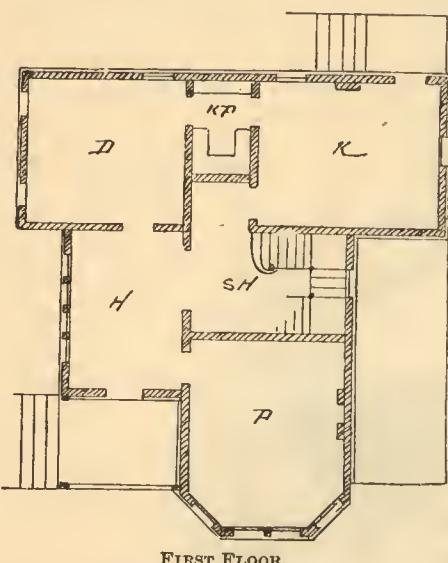
{ \$1800 to \$2000, according to location and finish. Heating included, but no plumbing or mantels.

THIS handsome design for a house combines comfort and elegance in a striking manner, and at a cost which is very small, considering what is offered. It is only by the use of our plans that the expense can be brought within the above limits; without them it would probably be greater. The whole interior arrangement is a model of comfort and beauty, and there are three porches.

FIRST STORY.

There is a porch before the entrance door, leading into the fine, square hall, which has a wide window, and is in itself a charming room. The stair-case hall can be curtained off by a portière, and with a table and hanging-lamp in the centre of the hall and easy chairs

around, the effect is beautiful. At the right of the hall is the parlor (13 x 16), with bay-window and open fireplace; a delightful room. The dining-room faces the entrance and is 12 x 13, with passage leading into the kitchen; this passage having a large pantry on one side and a closet on the other. The kitchen (12 x 15) is a well-lighted, pleasant room with rear entrance opening on a porch.



SECOND STORY.

The second floor has one large bed-chamber (12 x 13), with bay-window and large closet. Three other rooms are respectively 9.6 x 13, 12 x 13, and 12 x 15. All have large closets.

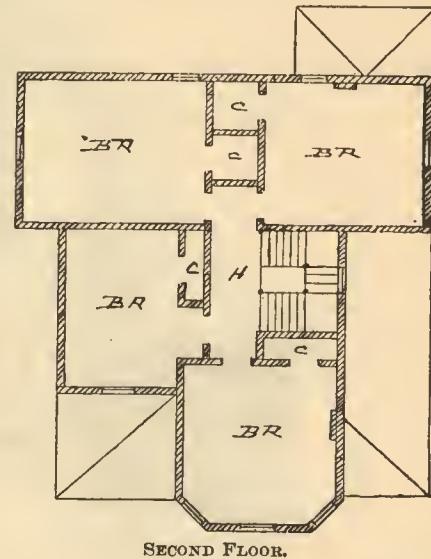
MATERIALS.—Foundation, stone or brick; basement in rough. Frame construction; clapboarded. Roof shingled.

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Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$28.00.

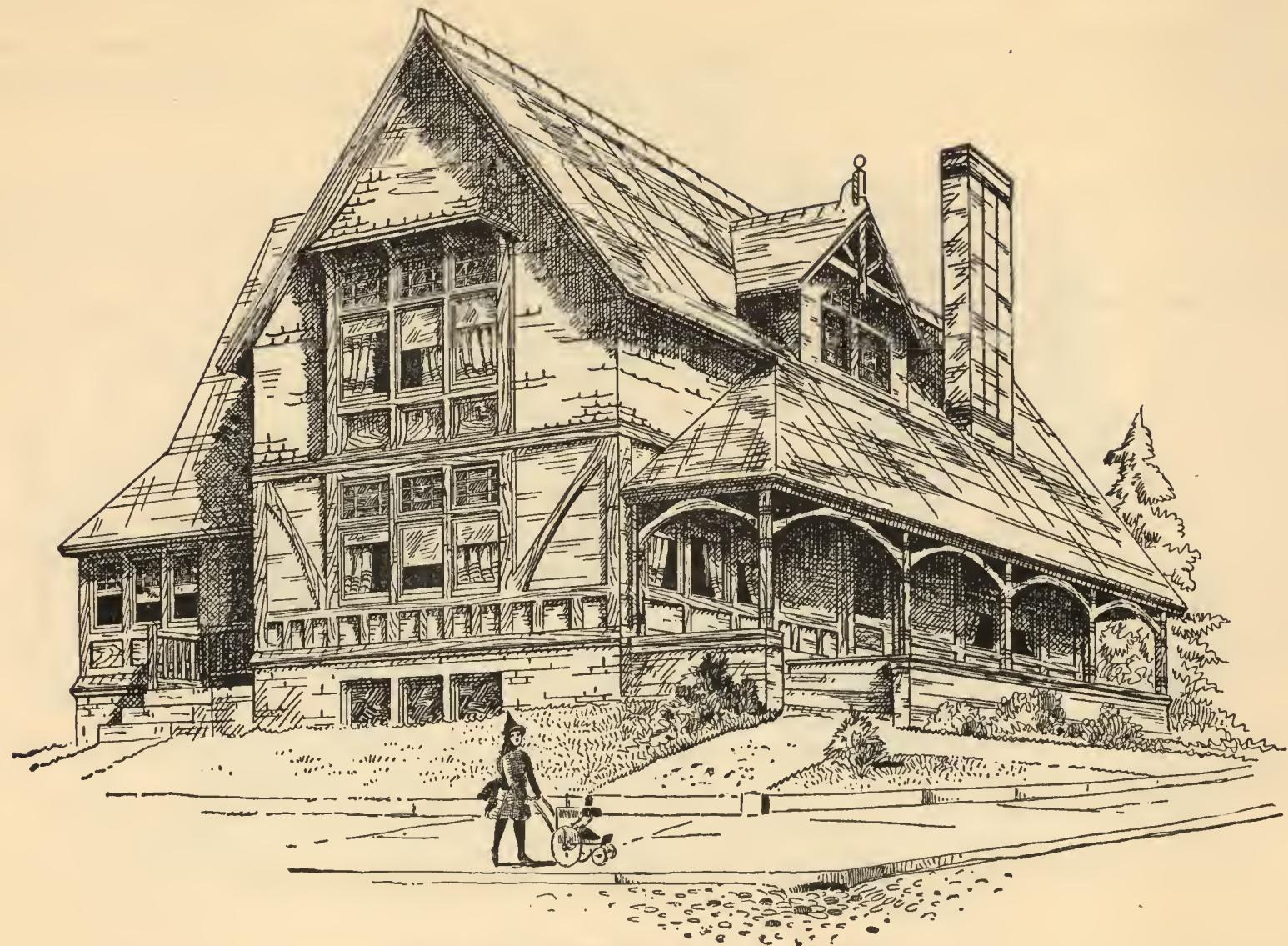
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PERSPECTIVE VIEW OF DESIGN NO. 24. ESTIMATED COST, \$2250.

IT IS doubtless true that "Be it ever so humble there's no place like home," but it is equally certain that the memory of a beautiful home is even more delightful than that of the "little thatched cottage." Like Dr. Holmes, we all feel that "A brown stone hut will do," and when it is possible to have a home so charming as the one illustrated above, at a low cost, by the use of our plans and specifications, there are few but will be glad to avail themselves of such an opportunity.

FIRST STORY.

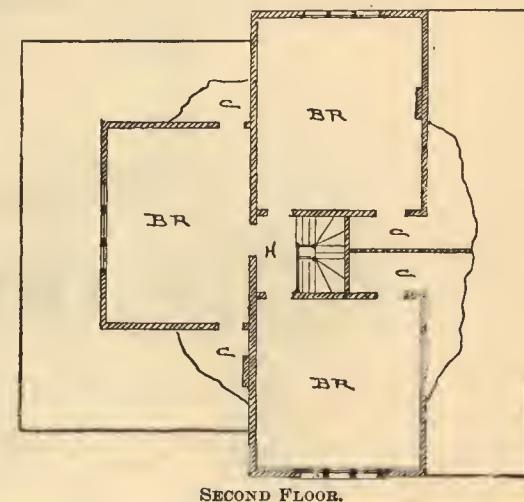
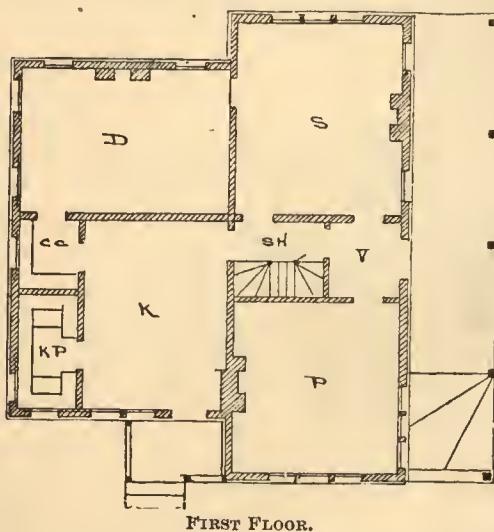
As will be seen, a graceful porch extends across the front of the house, while in the centre the entrance door opens into a pretty vestibule, back of which is the stair-case hall, which can be curtained off and be entirely private. On the left of the vestibule is the parlor (14x14), a large beautiful room with an open fireplace. On the right will be found the sitting-room or library (14x16), bright and cheery, with an open fireplace between the windows, a novel arrangement. Back of this is the dining-room (12 x 17), a fine room, with open fireplace and large

china closet, a cheerful room, in which even a dyspeptic should enjoy his dinner. The kitchen is entered from the dining-room and from the back of the hall, is 12 x 16, and has a large pantry. It opens on a side porch.

SECOND STORY.

On this floor are three fine bed-chambers (14 x 14, 14 x 16, 12 x 16), each with large closets and well lighted.

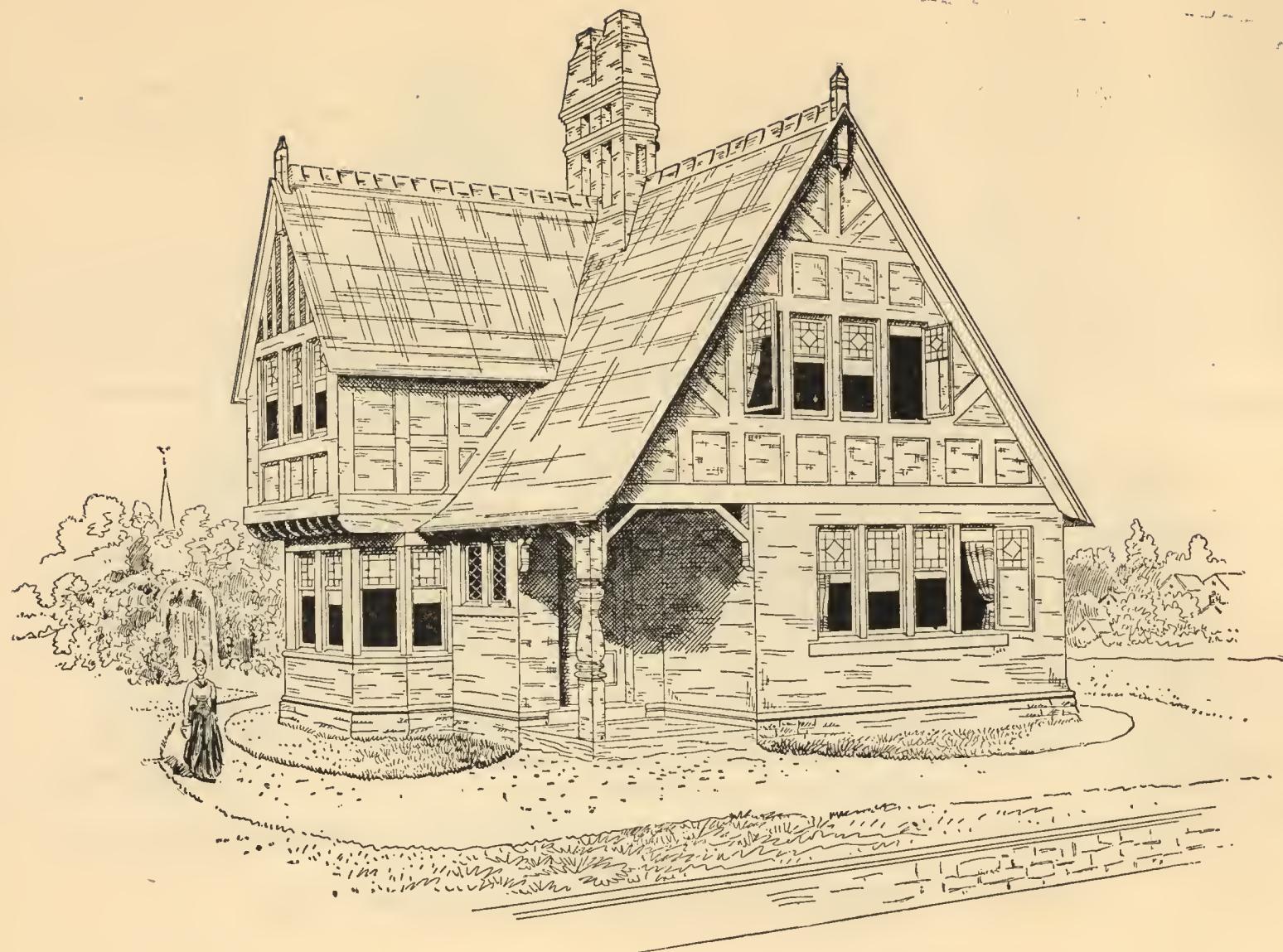
MATERIALS.—Foundation, stone or brick in the basement walls; basement under main walls only. Frame construction; First Story sheathed, paneled and clapboarded; Second Story shingled; roof shingled. Storage-room under roof.



Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 28. ESTIMATED COST, \$2250.00. BRICK. FRAME, \$1450.

THIS beautiful cottage will never fail to please the owner's eye, and, better still, make his wife happy and contented. It will be found cool and airy in summer, and easily kept warm in winter.

In many sections of the country, this house can be built for less than its estimated cost, if our plans are followed.

For any information concerning details, do not fail to address us.

FIRST STORY.

Entering the front door, you come into a large roomy vestibule, from which you go either to parlor (P) or sitting-room 18 x 17.6 feet, with open fireplace, or to a light and cheerful dining-room (D) 17.6 x 14 feet. Back of this is a comfortable and convenient kitchen (K) 14 x 11 feet, well supplied with closets, and opening into a rear stoop with water-closet.

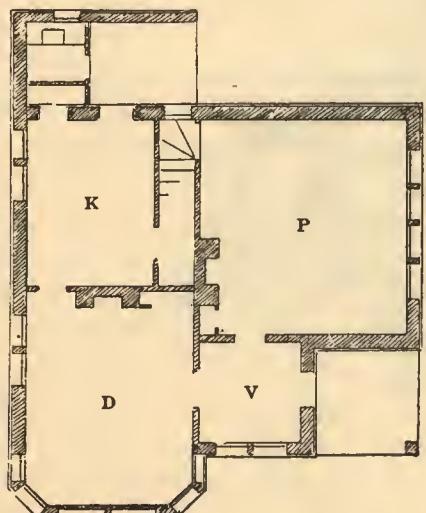
SECOND STORY.

Has three light, roomy, cool bed-rooms (BR), and, best of all, around each room and under the roof are ample closets and store room.

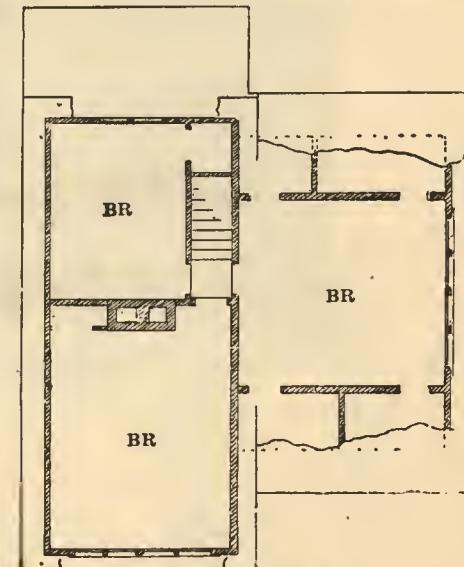
MATERIALS.—Foundation, rough stone work; First Story, in brick work; Second Story, frame, painted on sheathing and between same, clapboarded; roof shingled; basement under main walls.

Price of Working Plans, Detail Drawings, Specifications, etc. necessary to build this house cheaply and successfully, \$30.00.

Address all orders and correspondence to



FIRST FLOOR.

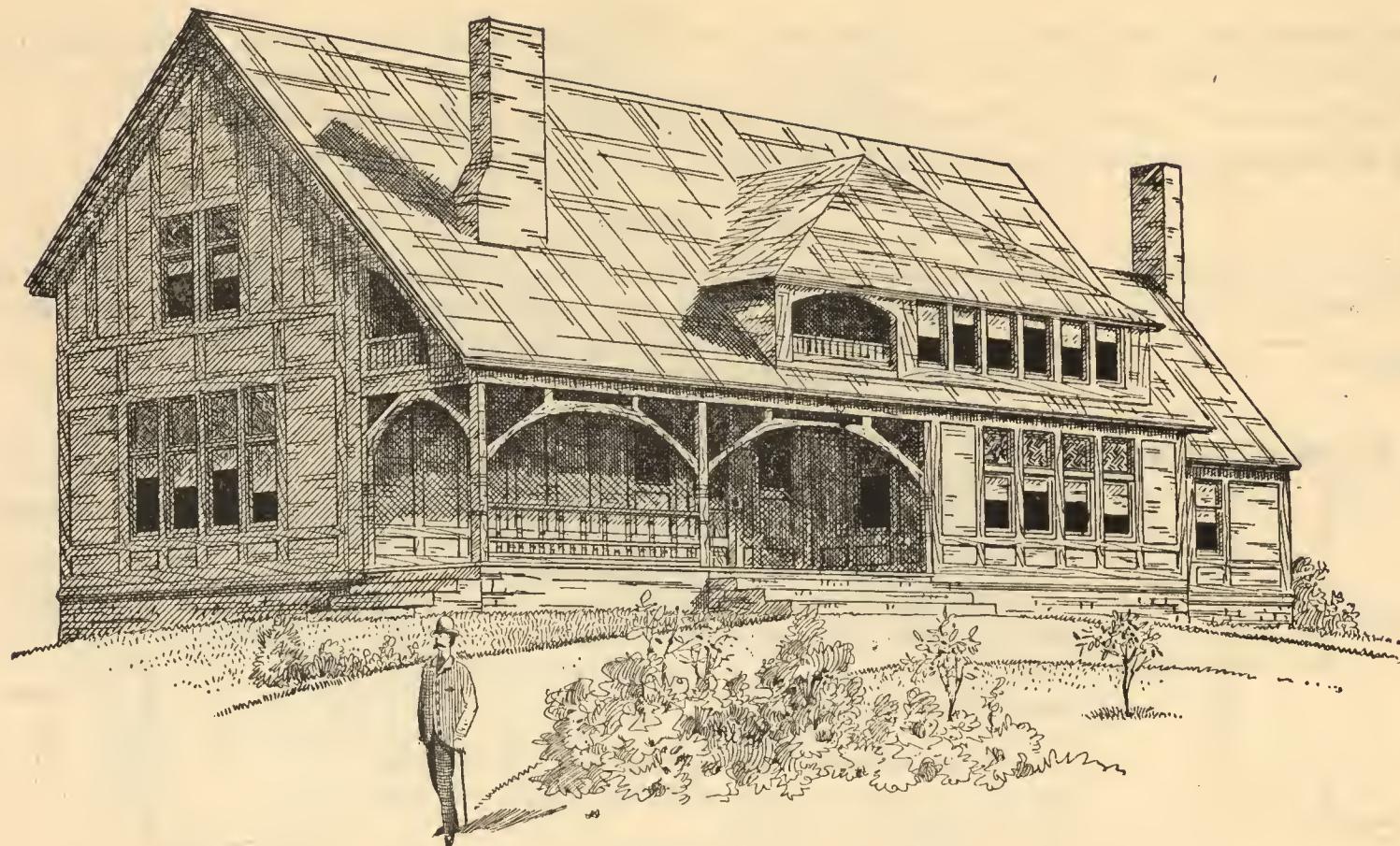


SECOND FLOOR.

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SENSIBLE LOW-COST HOUSES.

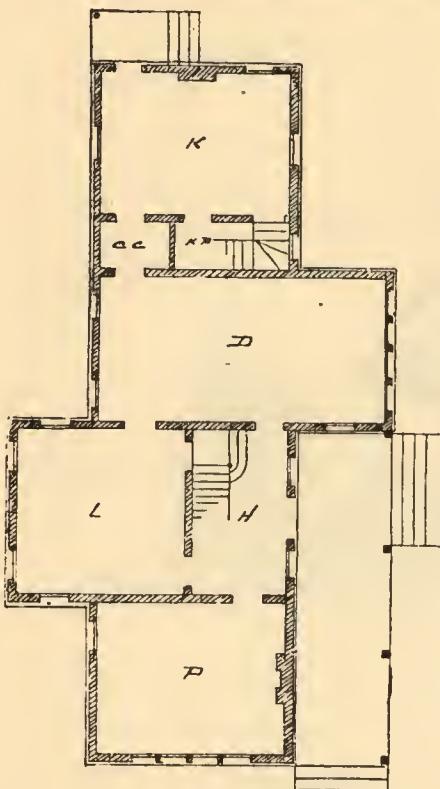


PERSPECTIVE VIEW OF DESIGN NO. 25. ESTIMATED COST, \$2350.

THIS illustration shows a charming design complete in every arrangement for comfort and beauty. The long porch, the balconies on the second floor, and the wide windows all go to make a most picturesque exterior, while the interior has been planned with the greatest care for convenience and comfort. This design would be a delightful one for a seaside residence.

FIRST STORY.

The long porch opens into a large hall, on the left of which we enter the parlor, a large, pleasant room 13 x 16, with wide window and open fireplace. At the back of the hall is the library (14 x 14), well lighted and comfortable. The dining-room on the right of the hall is a spacious apartment 12x24, with wide window at one end and two ordinary windows at the other. It has a large china closet which leads to the kitchen (12 x 16), a fine room with three windows, and opening on a rear porch; it has a good pantry. It will be noticed that there is a rear stair-way.



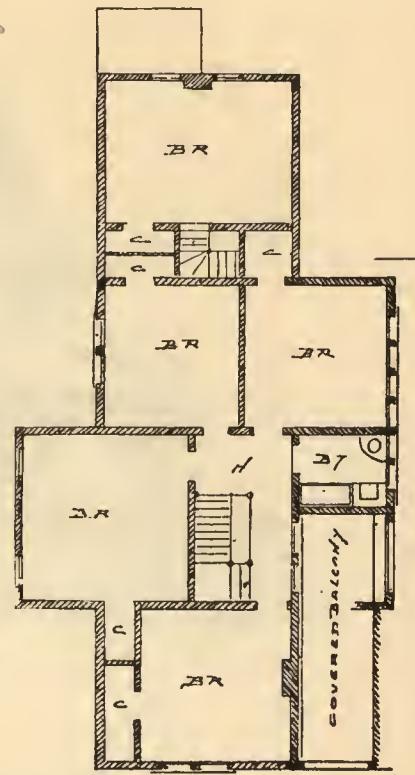
FIRST FLOOR.

SECOND STORY.

At the head of the stair-ease there are three bed-chambers, one 12 x 12 with the wide window space shown in the illustration. Another is 12 x 12, and the third 14 x 14. At the right end of the hall-way there is a room 13 x 12. All have large closets. At the extreme end of the house is another room 12 x 16. There is a bath and toilet room, and a covered balcony across the front of the house.

MATERIALS.—Foundation, stone or brick; small basement only. Frame construction; First Story sheathed, paneled, and clapboarded, as shown. Roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$32.00.

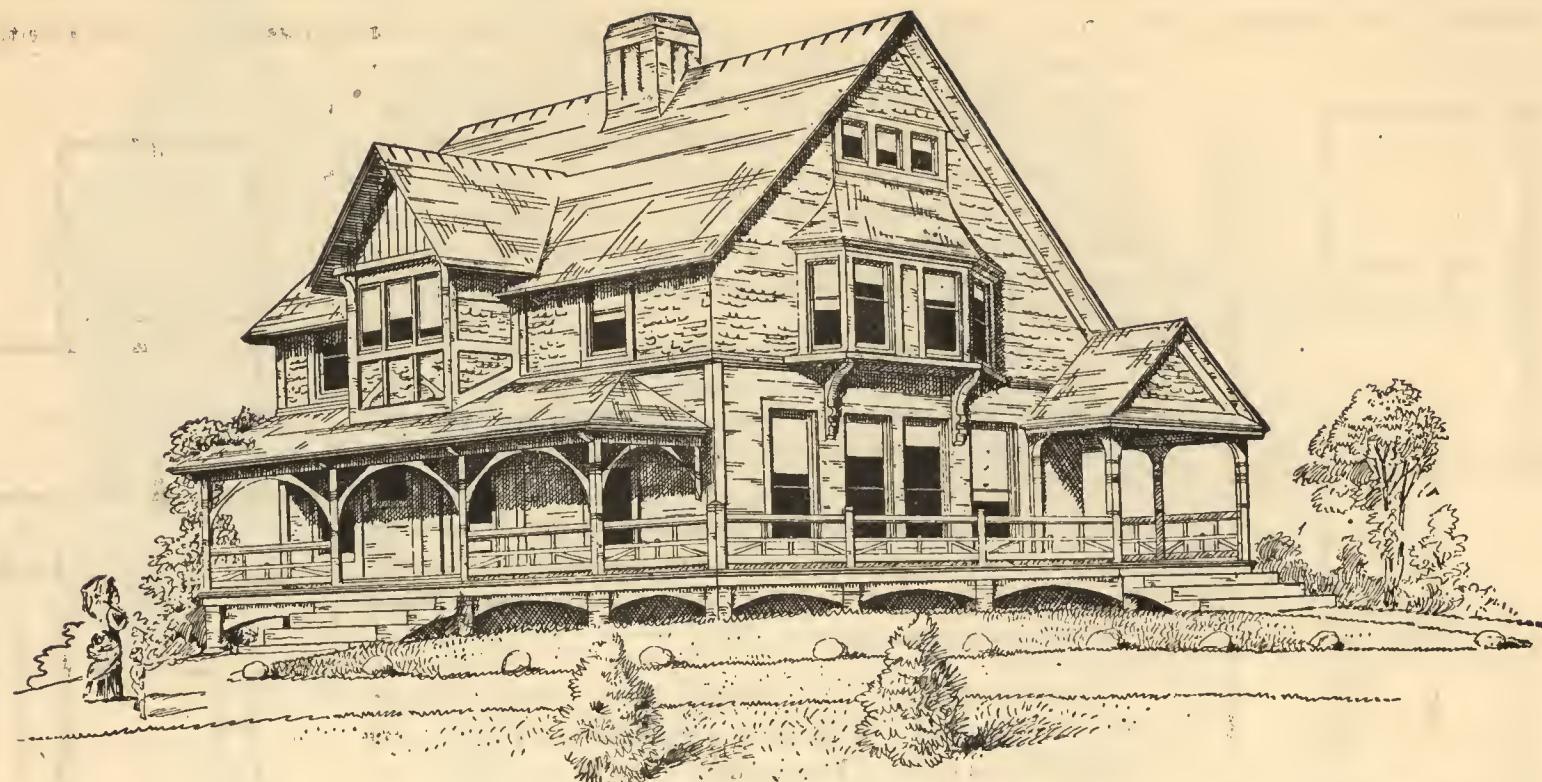


SECOND FLOOR.

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NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



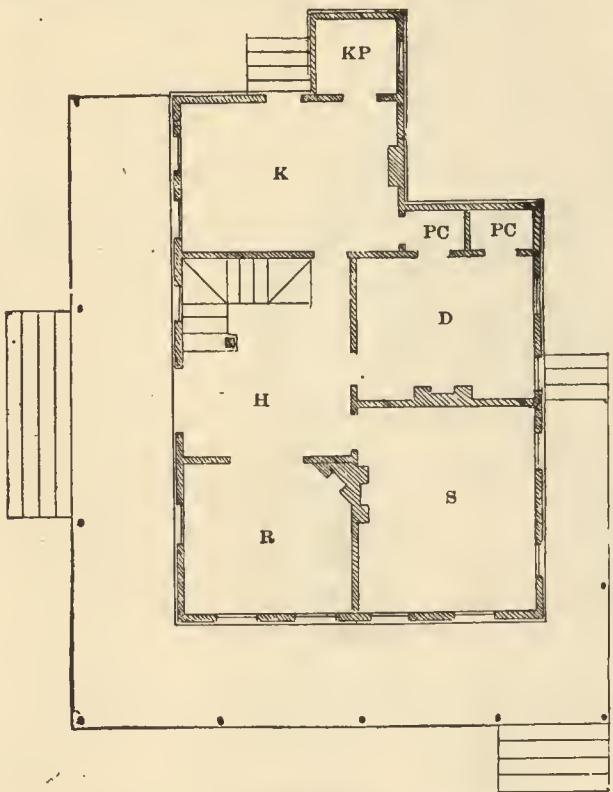
PERSPECTIVE VIEW OF DESIGN NO. 26. ESTIMATED COST, \$2400.

THIS design is one which strikes all who see it as combining beauty and comfort in an unusual degree. When we consider the low cost at which it can be built (by the use of our plans and specifications), we feel that we may say that it is unexcelled in its way. The graceful porches, the shape of the bow-window at the end, and the effect produced by the projection of the second story in front, make a combination restful to the eye. The hall of this beautiful residence is as large as a room in itself, allowing of its being so used, and adding much to the beauty of the arrangement.

FIRST STORY.

From the hall, mentioned above, you enter on the right the parlor (13×14), which has three windows and a fireplace, the latter set across one corner of the room, a style of architecture which admits of a great improvement in the furnishing of the room. One of these corner fireplaces, built over with shelves for bric-a-brac, is a "thing of beauty." Opposite the hall entrance is the door to the library or sitting-room (15×17), with open fireplace and four windows, a spacious, well-lighted room. The dining-room (12×15), entered in the same way, is comfortable and pleasant,

and also has the cheery, open fireplace. The kitchen (14×18), is a well-lighted pleasant room with large pantry. There is also a preserve closet and a china closet.

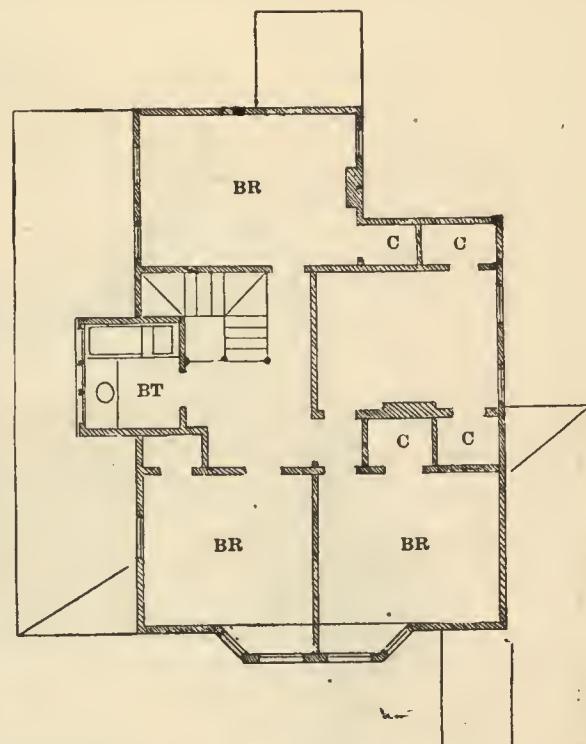


FIRST FLOOR.

SECOND STORY.

Contains four airy, comfortable chambers (12.6×14 , 12.6×14 , 12×15 , 12.6×18), each with a closet large enough to delight the housekeeper's heart, and two of them having the "cosy corner" formed by half of the bow. A bath and toilet-room opens from the hall. There is an attic above for the storage of goods.

MATERIALS.—Foundation, stone or brick piers; First Story sheathed and clapboarded; Second Story shingled; roof shingled. Frame construction.



SECOND FLOOR.

Special note should be taken of the wide, comfortable porch around two sides and part of the third side of the house, adding much to its general appearance. This house has given universal satisfaction wherever built.

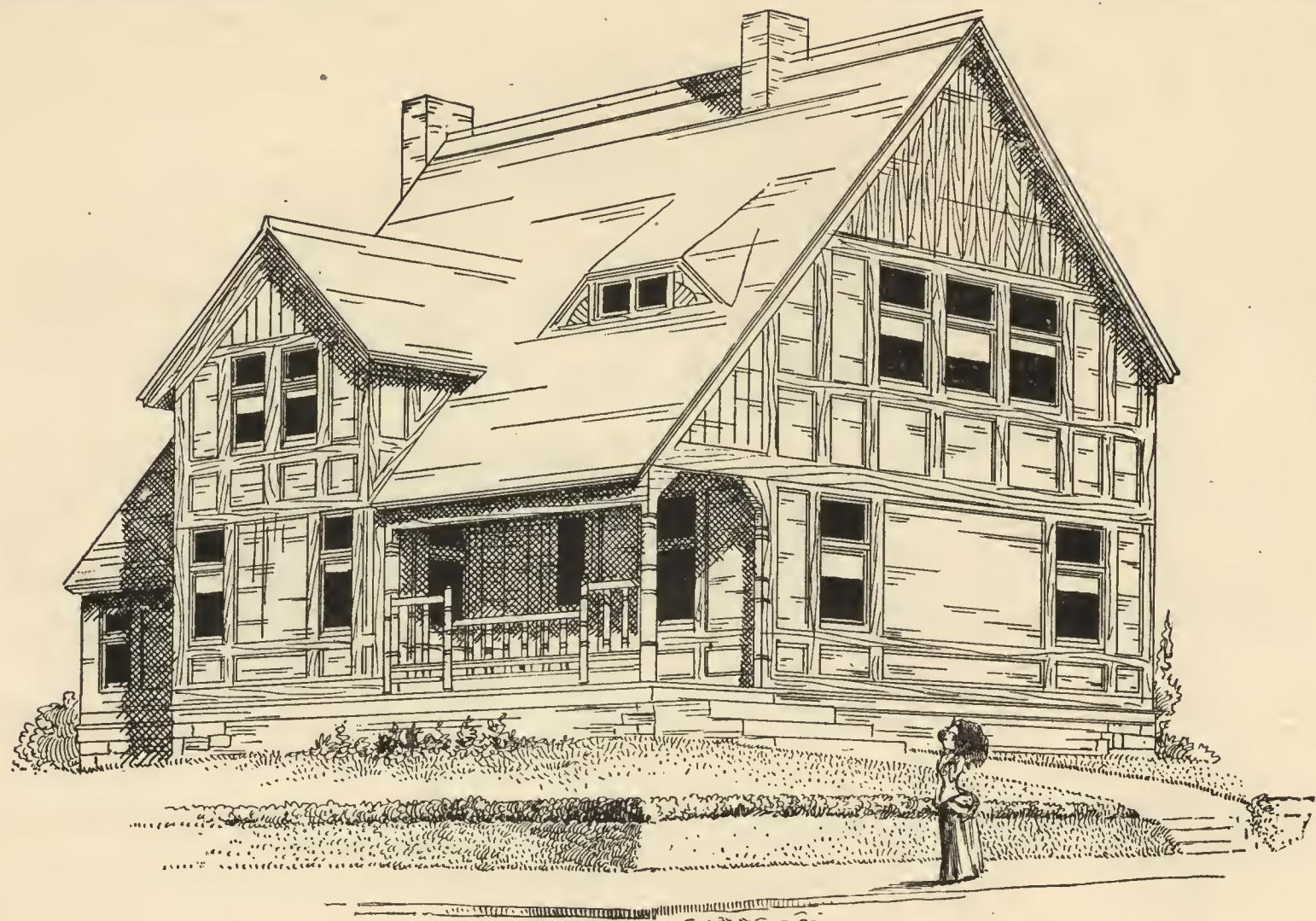
Prices of Working Plans. Detail Drawings. Specifications, etc., necessary to build this house cheaply and successfully. \$35.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 27. ESTIMATED COST, { \$2500 to \$2700, according to location and finish. Heating
and plumbing included, but no mantels.

THIS simple, tasteful, and economical design will recommend itself to most of our readers. Is convenient, compact, and pleasing in its architectural effect.

FIRST STORY.

The hall is entered from a low porch running across the front of the house, and is in the square, Queen Anne style, with the parlor, sitting-room or library, and dining room opening into it. The parlor (13 x 19), to the right, is a pretty, well-lighted room with open fireplace. There is a cosy sitting-room or library (12 x 16), and a large, airy dining-room (14 x 16). From the latter there is a spacious china-closet, a necessity in "in every well regulated household," while the entrance from the kitchen (12 x 14) is through the large pantry, thus avoiding, in a great degree, the odors of cooking, etc. In this, as in most of our designs, the kitchen arrangements are such that they never obtrude on the notice of those in the front of the house.

SECOND STORY.

Contains four spacious and comfortable bed-rooms (13 x 19, 14 x 16, 12 x 16, 12 x 14), well lighted and airy. Each has an excellent closet. There are private stairs, and a bath and toilet-room.

There is a rough attie for storage.

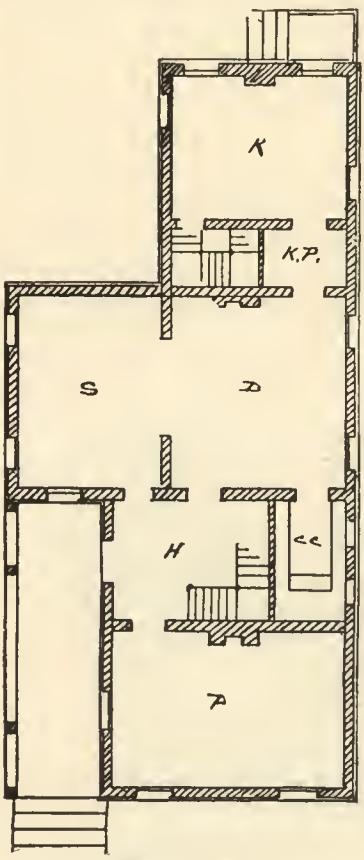
MATERIALS.—Foundation, rough stone; First and Second Stories, sheathed and clapboarded, and paneled as shown; basement and attie in rough only; roof shingled.

Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$27.00.

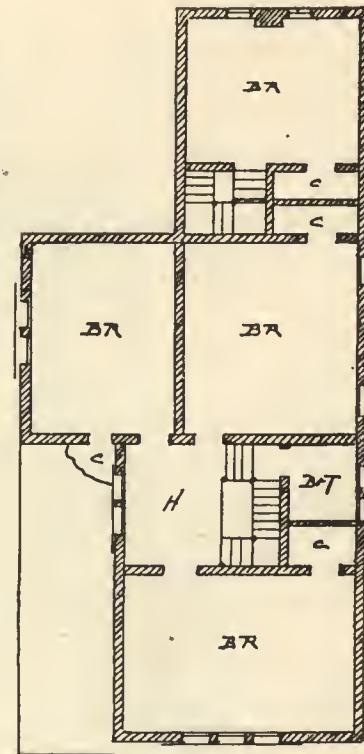
Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



FIRST FLOOR.



SECOND FLOOR.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



National Architect's Union

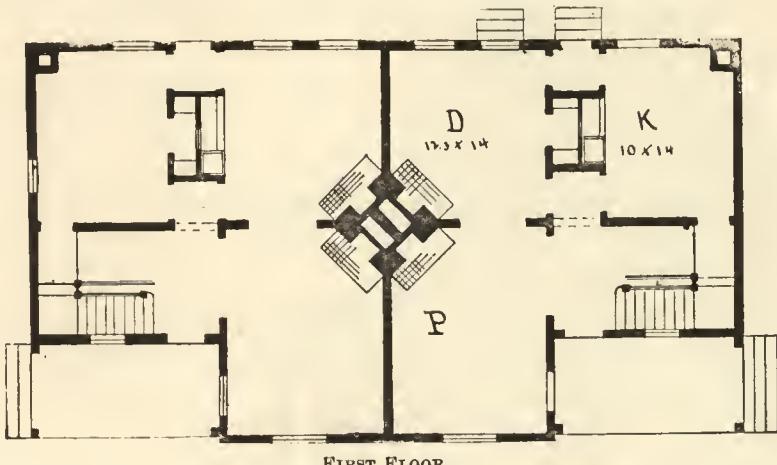
Phila. Pa.

PERSPECTIVE VIEW OF DESIGN NO. 407—TWIN DWELLINGS. ESTIMATED COST, { \$2500 to \$3000, complete, except mantels, according to location and finish.

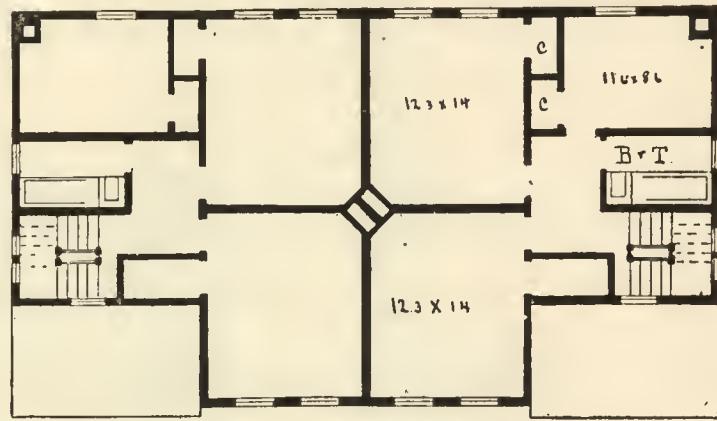
THE above is a well-arranged and pretty design for twin houses, suitable for town or country. It is arranged with a view to economy, and has given great satisfaction. It can be built on a corner, giving an entrance on two streets.

FIRST STORY.

From the porch you enter a pleasant hall, in which the stairs go up to the left, and are lighted by a square, stained-glass window, The parlor, a room 12.3×14 feet, is a cheery, well-lighted room with open fire-place. Back of it is the kitchen, 12.3×14 feet, a room with two windows. A passage leads into the dining-room, 10×14 feet, which has a good closet, and a pass slide into the kitchen. There is a rear door between dining-room and kitchen.



FIRST FLOOR.



SECOND FLOOR.

SECOND STORY.

This has two chambers 12.3×14 feet; each with a closet. A smaller room, 11.6×8.6 feet, adjoins the bath-room, which is thoroughly fitted up. Attic for storage only.

MATERIALS.—Stone or brick foundation; cellar. First Story sheathed and clap-boarded; Second, sheathed and shingled. Roof shingled.

Front, 58.6 feet; height, 33 feet. Cellar, 6.6 feet; first floor, 9 feet; second floor, 9 feet.

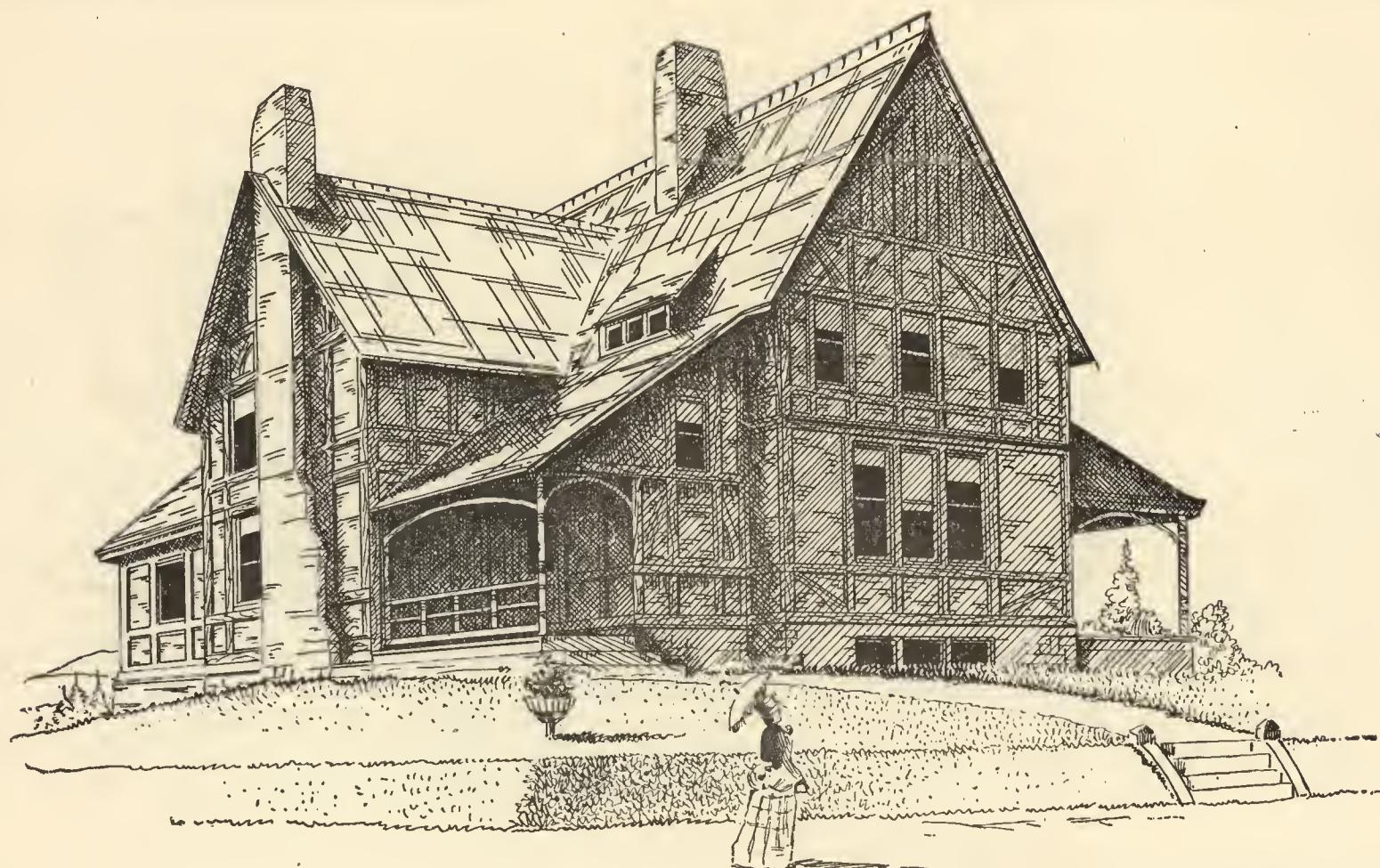
Price of Working Plans, Detail Drawings, Specifications, etc., for building this house, \$35.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE Low-COST HOUSES



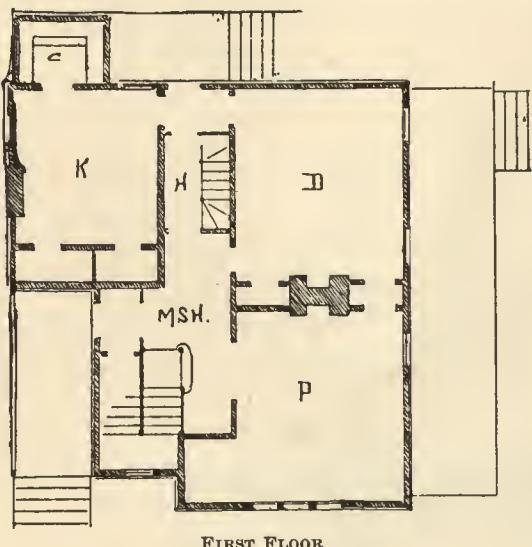
PERSPECTIVE VIEW OF DESIGN NO. 35. ESTIMATED COST.

{ \$2200 to \$2500, complete, except mantels, according to
location and finish.

THIS design shows a cheerful and well-arranged house, with large airy rooms and modern conveniences. Built by our specification it will be found to give a large amount of pleasure and comfort for a comparatively small outlay.

FIRST STORY.

The entrance to the hall is gained from the pleasant porch running on the side of the house. The hall is large and well arranged, and admits you on the right to the fine parlor (14 x 16), with an open fireplace and pretty alcove; it has a wide window. To the left is the dining-room (14 x 16), with good china closet. It communicates with the kitchen by private hallway. The kitchen is a pleasant room 12 x 13, with large pantries and china closet. It opens on a rear porch.

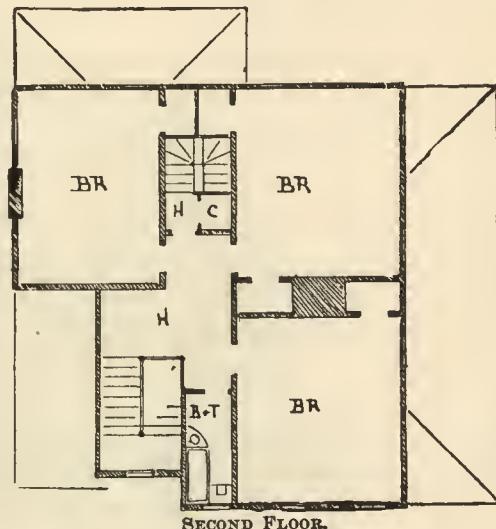


FIRST FLOOR

SECOND STORY.

Contains a large hall and three bed-rooms, 14 x 16, 14 x 16, and 12 x 16. It has also a fine hall closet and bath and toilet room. Each room has ample closets.

MATERIALS.—Foundation, stone; basement under main walls. First and Second Stories and gables are clapboarded and paneled. Roof shingled.



SECOND FLOOR.

Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

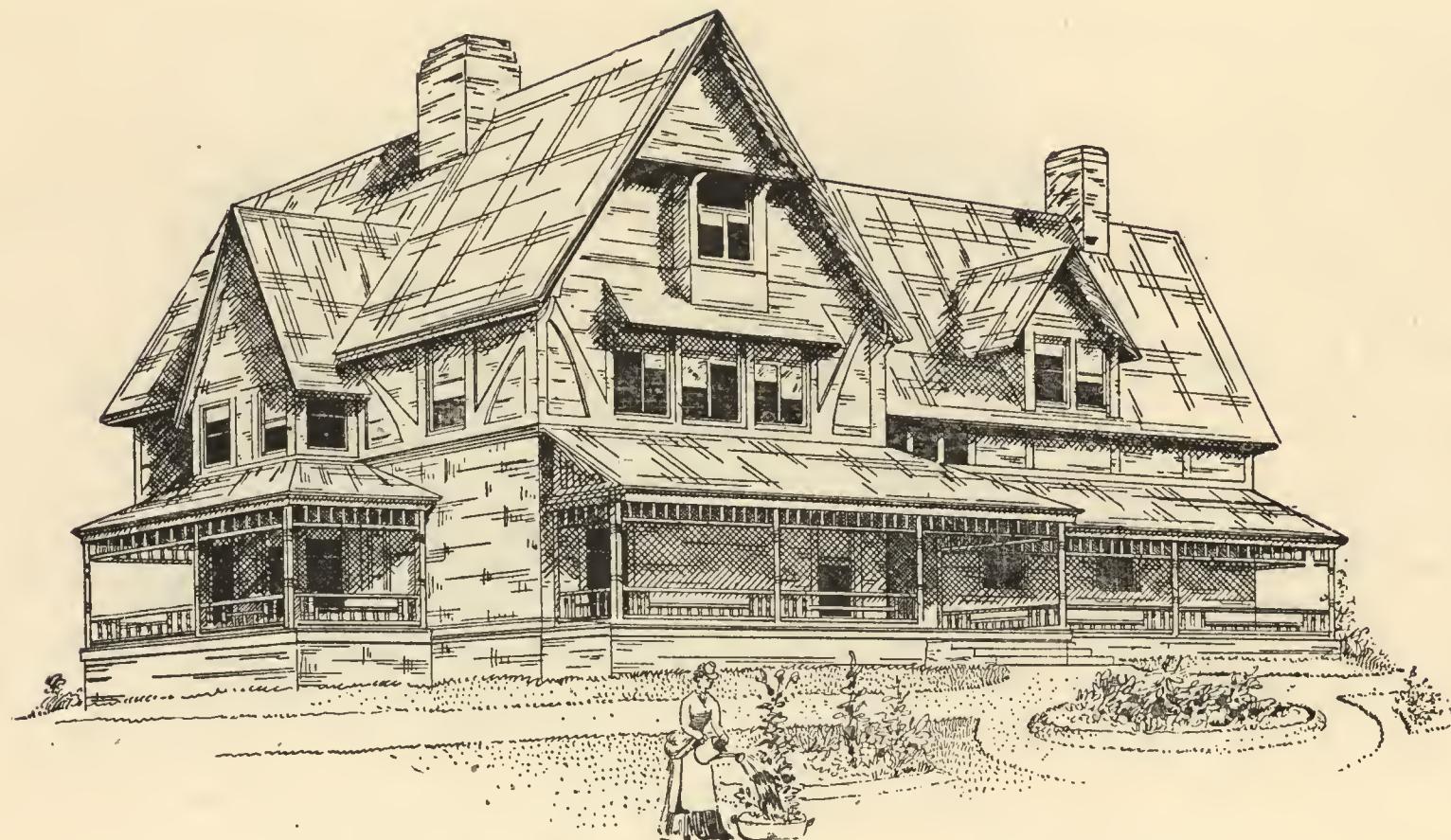
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN No. 42. ESTIMATED COST \$2600.

FIRST STORY.

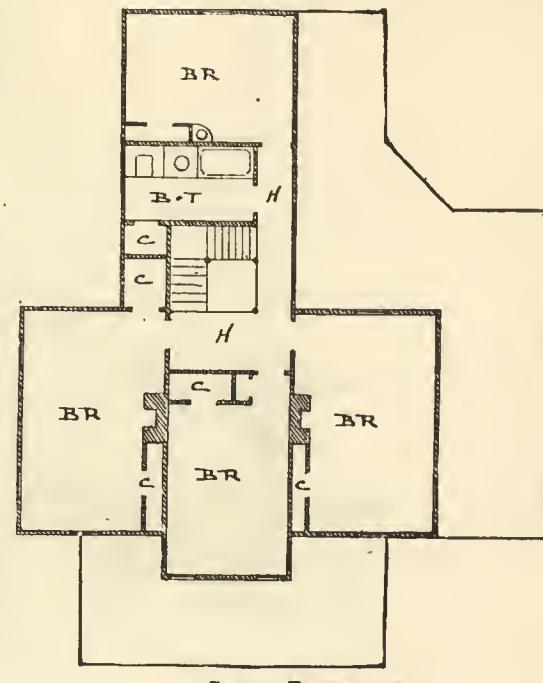
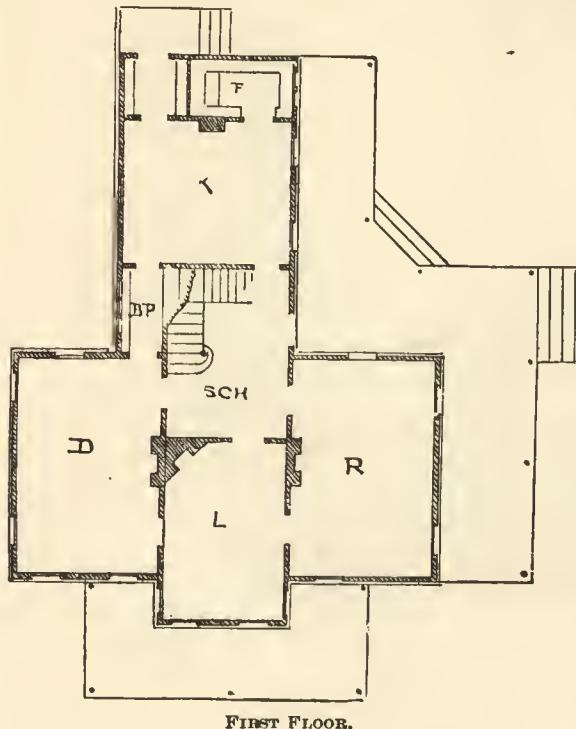
The hall is entered from the porch, and is a large, cheerful space with window, and can be furnished for a sitting-room if desired. The first door to the left as you enter brings you to the reception-room (12 x 18), which has four windows opening on the porches, and an open fireplace; a really charming room. The next room, which opens into this, is the library (10 x 15), also with three windows opening on the porch, and with a pretty corner fireplace. Back of this is the large, airy dining-room (12 x 18), with open fireplace and windows on three sides.

It connects with the kitchen by a butler's pantry. The kitchen (12 x 14) is a pleasant room, with fine pantry and a rear stoop.

SECOND STORY.

Contains three bed-chambers to the right of the hall, two 12 x 18 with open fireplace in each, and one 10 x 14, each with excellent closet. To the left is a bath and toilet room with linen closet, and back of this another chamber 11 x 14, with stationary washstand. Attic in rough.

MATERIALS.—Foundation, stone in the rough; basement in the rough. First Story sheathed, clapboarded, etc. Second Story sheathed and clapboarded between the panels, as shown. Gables shingled or clapboarded. Frame construction.



Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.

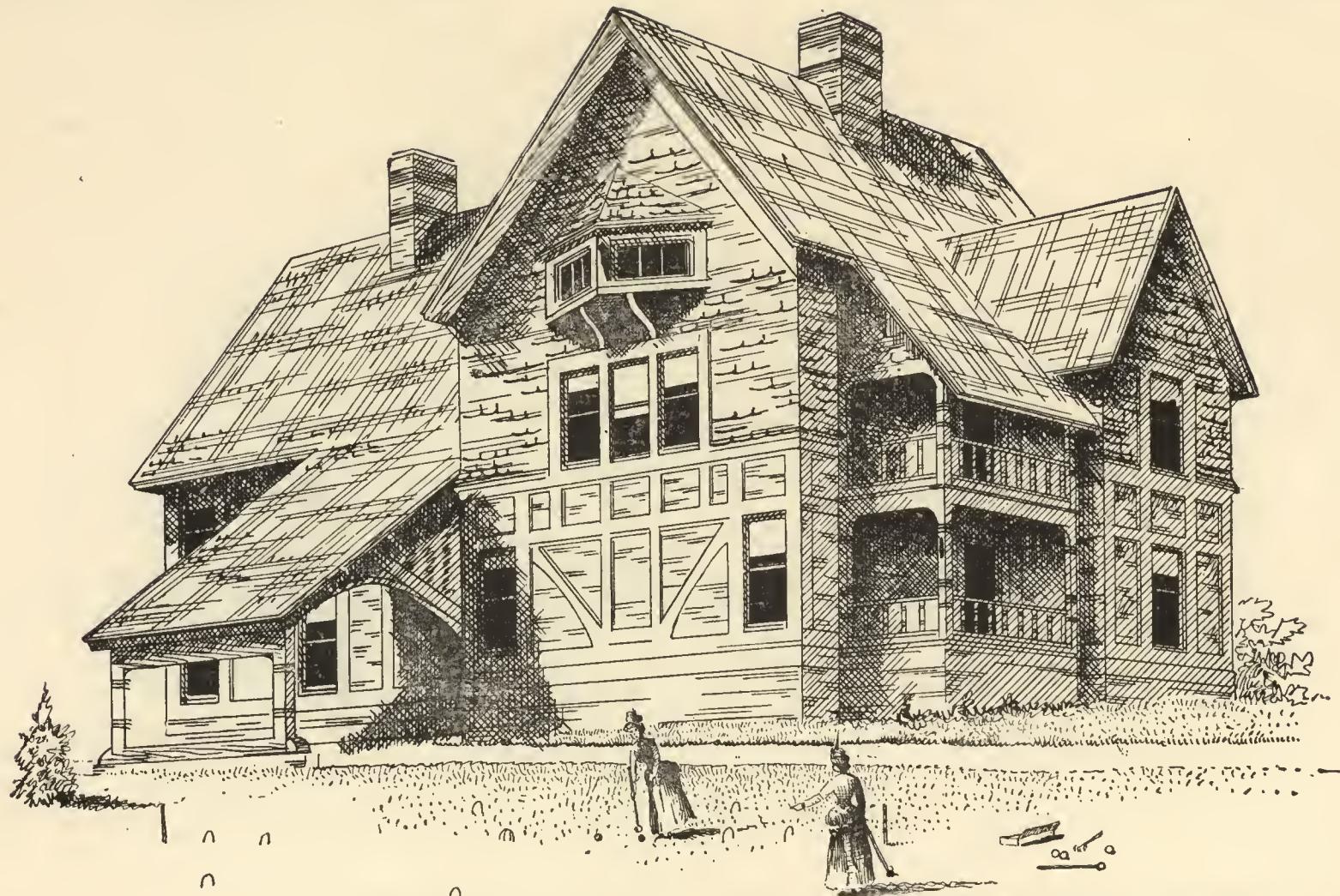
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Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN No. 36. ESTIMATED COST, { \$2500 to \$2800, complete, except mantels, according to location and finish.

THIS illustration presents an original and striking design for a nine-room house, with modern conveniences and every arrangement for comfort and convenience. It is only by the use of our designs, however, that it could be built for the price named.

FIRST STORY.

The entrance door is covered with a large porch, extending over the walk and making really a "porte cochère." It opens into the square hall, which is separate from the stair-case hall, the latter being in the centre of the house. The two halls can be separated by a curtain. To the right is the parlor, a large, cheerful room 11 x 15, with open fireplace and door to the side porch. Back of this is the library (18 x 14), also with open fireplace and opening on the porch; a very pretty and comfortable room. On the left is the dining-room (12 x 16), an airy room with open fireplace and large china closet which also communicates with the kitchen. The kitchen (11 x 16) is a large, bright room with capacious pantry, and opening on the rear porch.

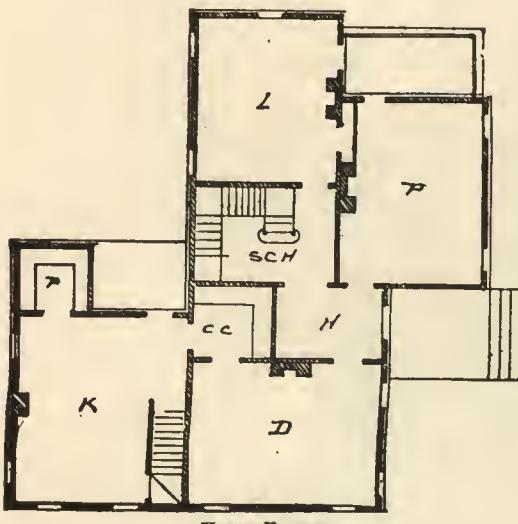
SECOND STORY.

This has the large central hall, to the front of which is a large, pleasant chamber 11 x 15, with open fireplace. To the left is another

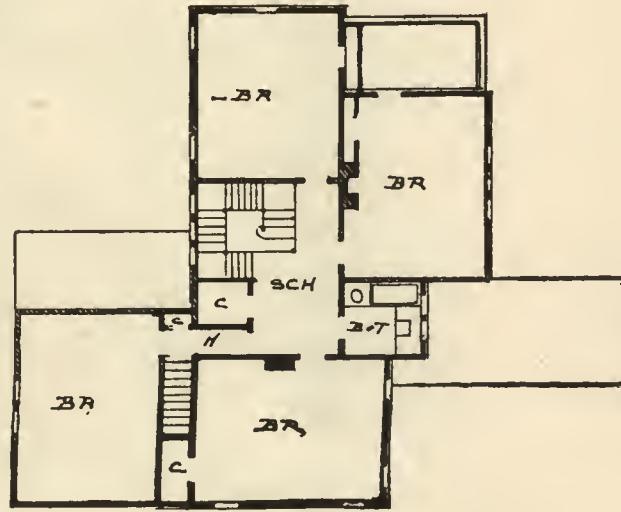
12 x 14, and to the right one 12 x 16, while back of this is a room 11 x 16, communicating with the rear stair-case. In the front of the house is the bath and toilet room. There are closets in each room and a hall closet.

MATERIALS.—Foundation, stone or brick; basement under main walls in rough only. Frame construction; First Story sheathed and clapboarded between panels; Second Story and roof shingled. Attic in the rough only, but good for storage purposes.

Do not fail to write for information.



FIRST FLOOR.



SECOND FLOOR.

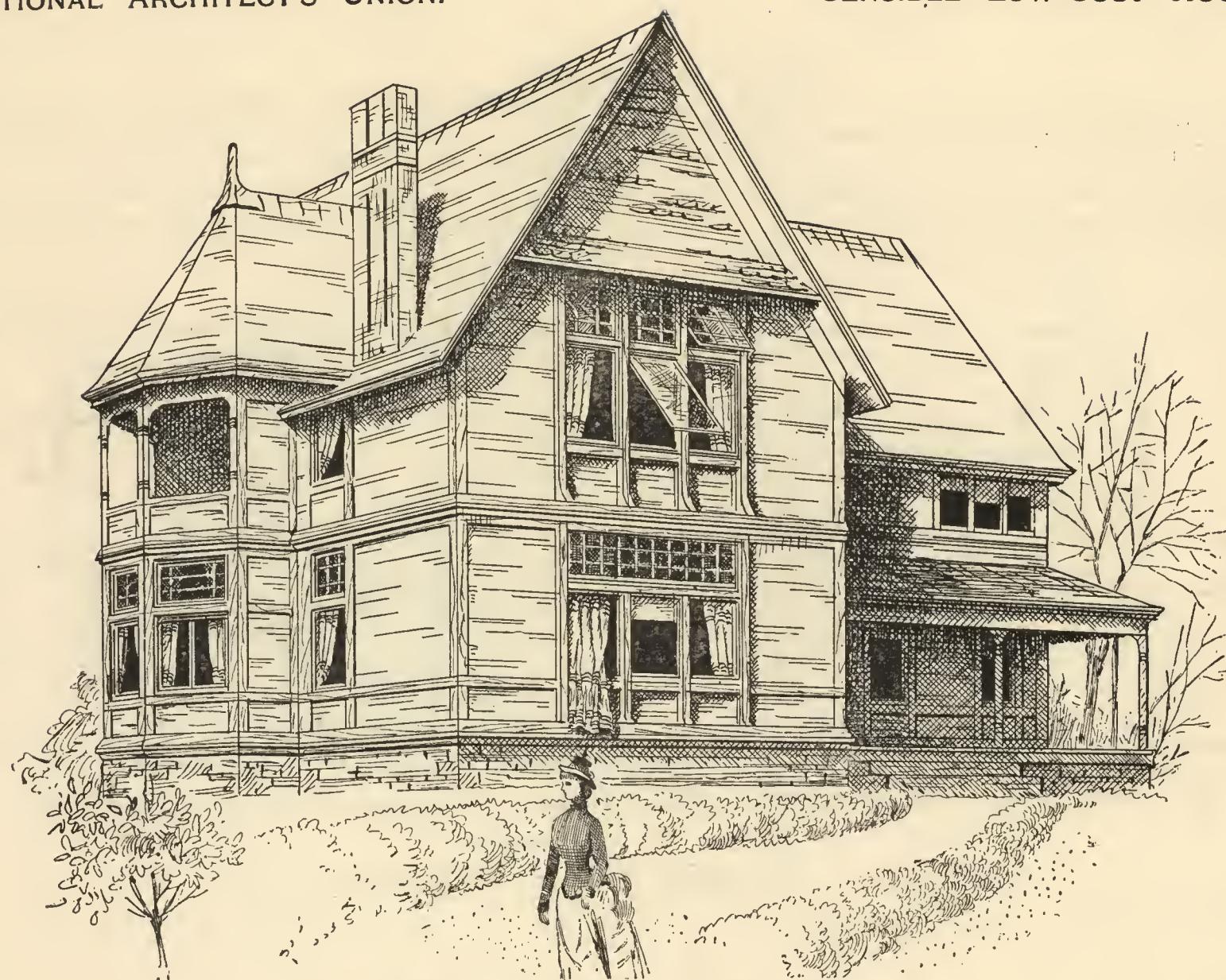
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN No. 50. ESTIMATED COST, \$2800.

THIS simple, but graceful design is unpretentious in its exterior, but the internal arrangements are as luxurious as would be found in many more striking and expensive houses, and we are sure whoever chooses it will find that by the aid of our plans he has had a very inexpensive house for the amount of comfort and beauty he will gain.

FIRST STORY.

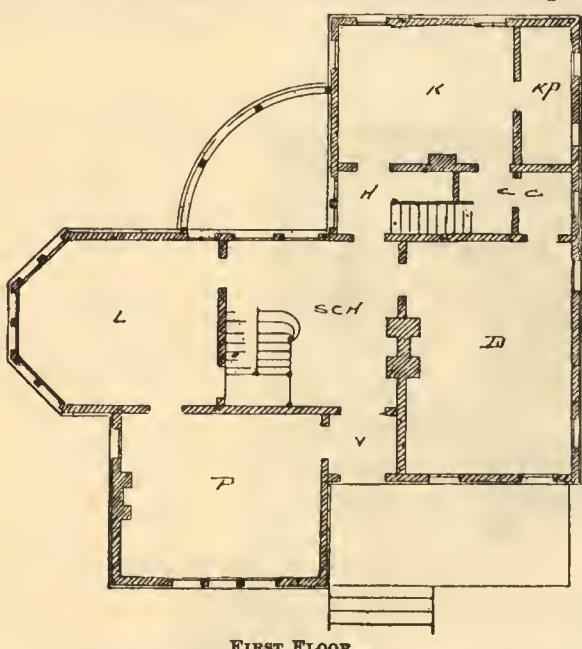
From the porch you enter a square vestibule, with the parlor (14×17) to the left. This is a fine room, well lighted and with open fireplace. Back of it is the library (14×16), a delightful apartment with a bay window; a room which appropriately furnished will be a model of comfort. The hall proper opens from the back of the vestibule, and has an open fireplace which, as we have said before, is a great sanitary advantage to a house as well as being an addition to its beauty. The dining-room opens from the right of the hall, and is a spacious

apartment 14×20 , well lighted, and with its front windows opening to the porch. It communicates with the kitchen by a butler's pantry, while the kitchen itself (12×14) has an immense pantry with two windows. There is a private stair-case and hall.

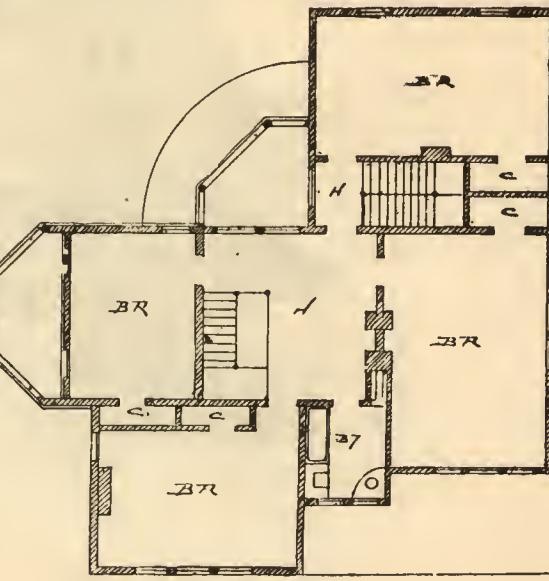
SECOND STORY.

The hall is in the centre, and has open fireplace, a large, pleasant lounging place. To the right is a chamber 14×20 , with open firepl. To the left is a chamber 11.6×17 . Back of this one 10×14 , with a balcony. At the end of the house is a chamber 12×20 . All of these chambers have excellent closets, and there is a bath and toilet room.

MATERIALS.—Foundation, stone. The basement is in rough, but could be arranged for laundry and drying room, or kitchen if desired. First Story clapboarded or in rustic siding; Second Story clapboarded. Roof and gables shingled.



FIRST FLOOR.



SECOND FLOOR.

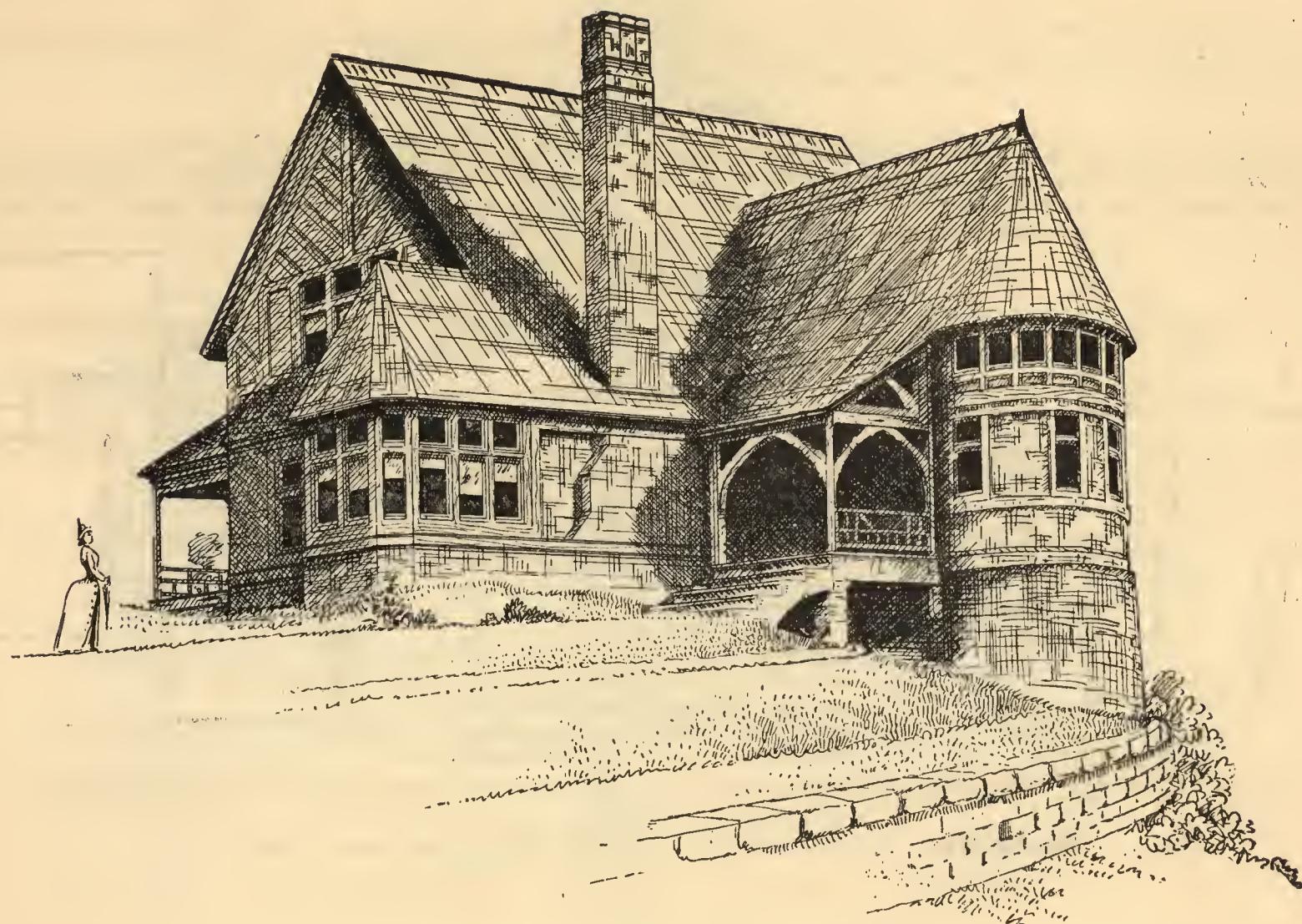
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.

Address all orders and correspondence to

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NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 43. ESTIMATED COST \$2875.

THIS illustration represents a very striking design for a hilly situation. It is entirely unique, and can be built for the sum specified only by use of our plans and specifications. Perched on the top of a hill this house presents a remarkably picturesque appearance, while the interior is as comfortable as if it were the most ordinary looking house. The basement contains the kitchen, laundry, drying-room, pantries, etc., all of which, it can be seen, may open on the lower level. There is a porch all around the two sides of the house.

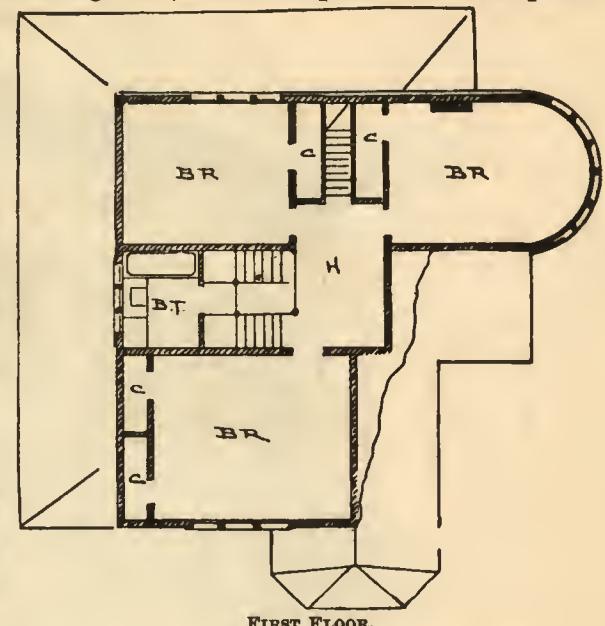
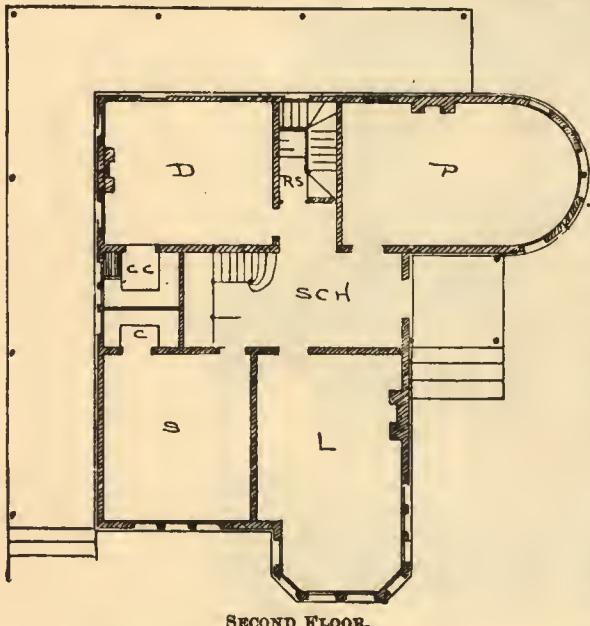
FIRST STORY.

The entrance is made from a quaint, elevated porch to a wide, long hall, from which opens on the left the library (12 x 20), with an open fireplace and windows completely filling one end. A seat run around these, makes a delightful reading and lounging place. Back of the library is the sitting-room (12 x 14), a cheerful room with a closet. To the right of the hall is the parlor (12 x 19), one end of which forms the half circle of the tower. It has an open fireplace, and is a well lighted, handsome apartment. The dining-room, which is separated from the parlor by the rear stair-case, is a pleasant room 12 x 14, also with an open fireplace, and a china closet, as well as a lift from the basement kitchen.

SECOND STORY.

To the right of the hall stairs is a fine room 14 x 16, with two large closets, and to the left the tower-room (12 x 16), with the end filled with windows; a delightful room. There is another chamber 12 x 14, and a bath and toilet room.

MATERIALS.—Foundation, rough stone work. First Story stone or brick work; Second Story frame construction, sheathed, clapboarded, and paneled, as shown. The house can be heated from basement, if desired.



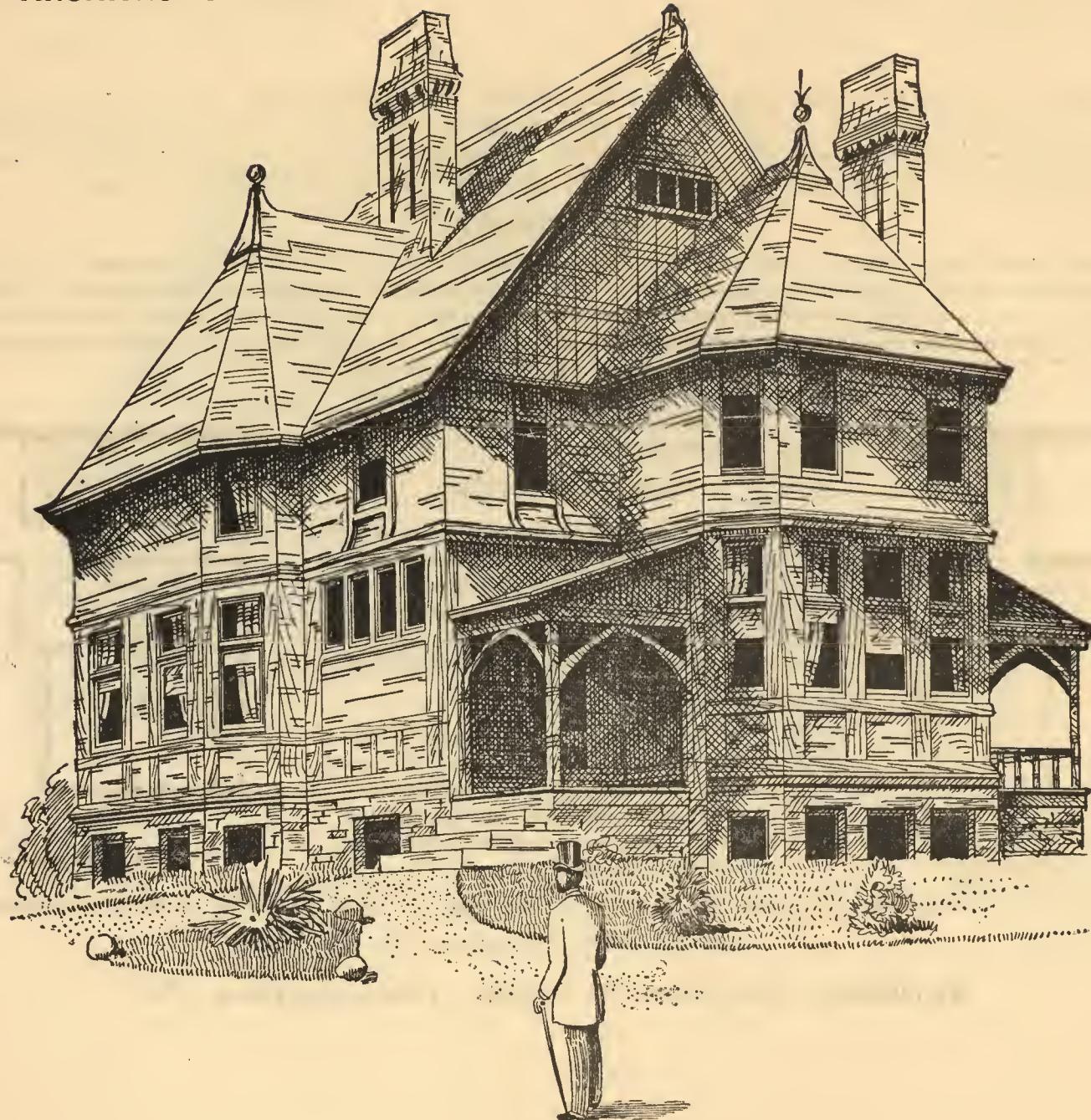
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 44. ESTIMATED COST, \$2900.

THIS stately and striking design, with its many gables and bays, is one of the most approved which we offer, and is universally admired, both before and after being built, which is not always the case. It can be built at the moderate price named only by our special plans and specifications, but when these are followed we are sure the result will be satisfactory.

FIRST STORY.

A square porch affords entrance on a large, handsome and well-lighted hall, intended to be furnished and used as a room, in the style now so general; the stair-case hall-way can be curtained off from this hall. To the right on entering, we pass into the parlor (13 x 16), a pretty apartment with bay and open fireplace.

Across the stair-case hall is the sitting-room or library (12 x 12), well lighted and comfortable. Back of this, and reached by an entry is the kitchen (12 x 14), this communicating with the dining-room by an entry with closet on each side. It will be seen in this, as in all our plans, that the kitchen is a good sized, comfortable room, not a place in which the unhappy cook must scorch her back when she is kneading the bread by the window.

SECOND STORY.

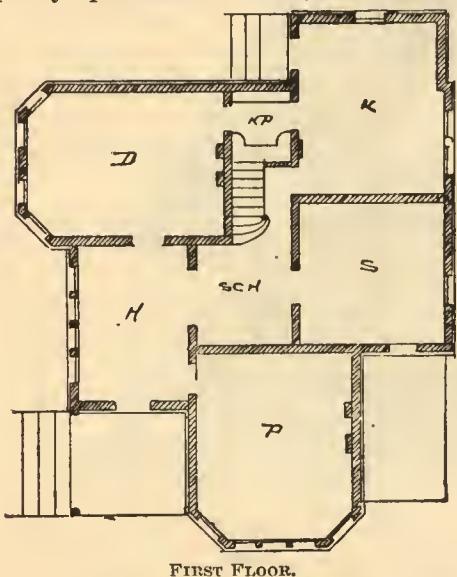
Opening on the square hall is a large, airy chamber (13 x 16), while on the right is one 9.6 x 13. At the back are two rooms, one 12 x 13 and one 12 x 12. The two largest rooms have bays. On the left of the hall is the bath and toilet room, while each room has a large closet, and there is a good sized one in the hall. There is storage room in a low attic above.

MATERIALS.—Foundation, brick or stone; basement in rough under main walls only. Frame construction; First and Second Stories clapboarded, shingled, etc., as shown. Roof shingled.

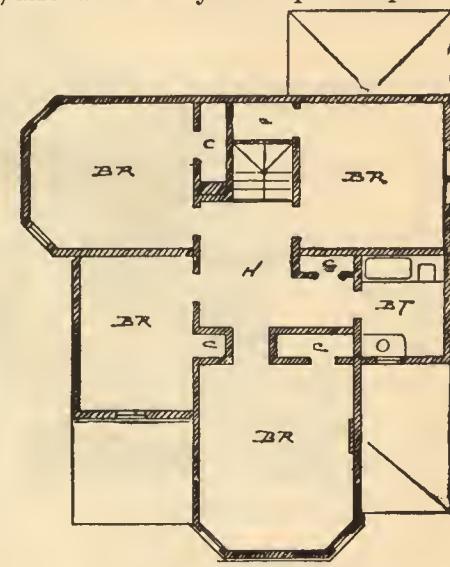
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$40.00.

Address all orders and correspondence to

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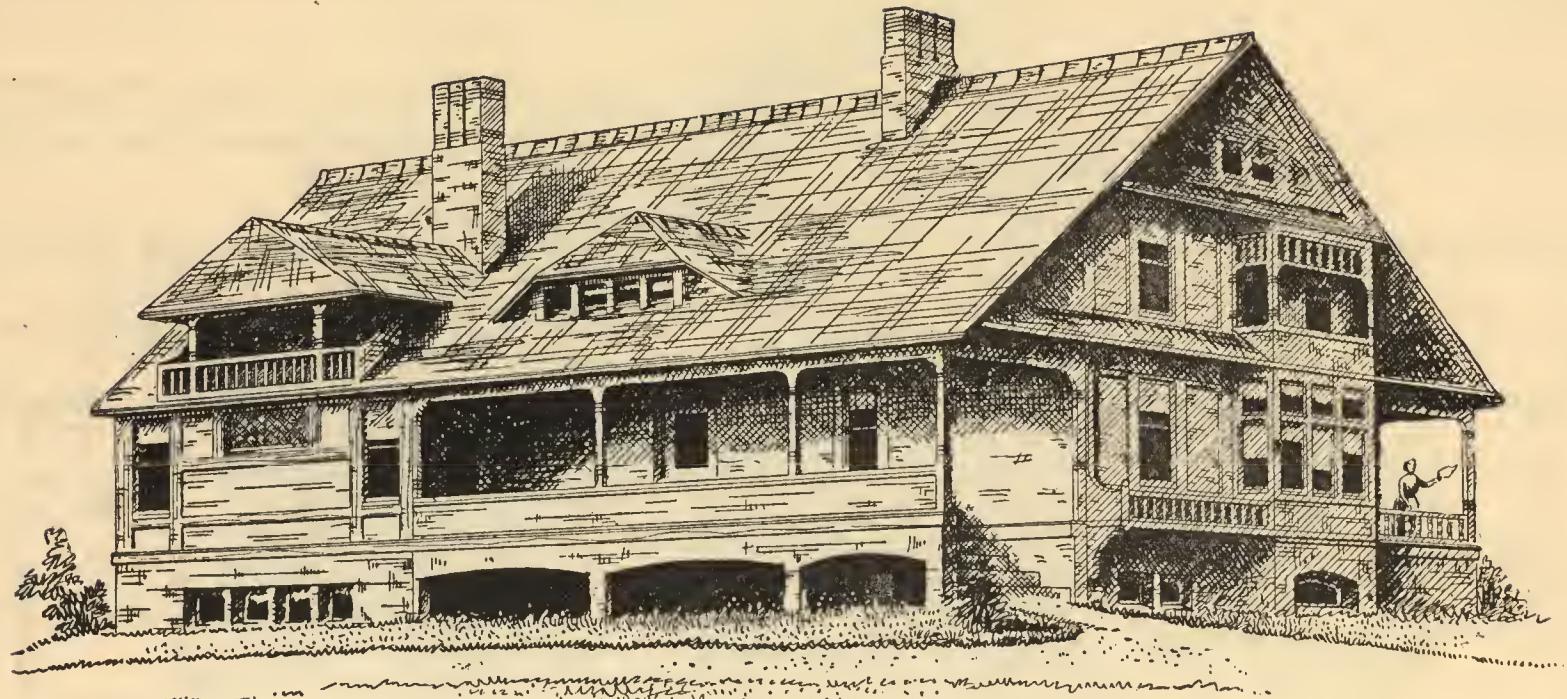
FIRST FLOOR.



SECOND FLOOR.

NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 39. ESTIMATED COST, \$2950.

IN THIS picture a very commodious house is to be seen, the arrangements of which were all studied with an eye to economy and beauty. It is pleasant, neat and attractive-looking from the outside, with large porches, cool and inviting both in the day and evening. It would make a very sensible seaside home.

FIRST STORY.

The hall is entered from the porch, and is large and airy; to the right is the library (11 x 11), a pleasant room with balcony at the end. At the end of the hall we enter the reception-room (12 x 19), a very handsome room with open fireplace and porch at the side, wide windows at the end. Next to this is the sitting-room (12 x 18), another beautiful room, with bay-window and open fireplace. The dining-room is at the front of the house, and is 13 x 17, has an open fireplace, and is a fine room, communicating with the kitchen by a butler's pantry. The kitchen is 12 x 24, and has china closet and pantry, both well lighted. There is a private stair-ease, and the hall has open fireplace and toilet room.

SECOND STORY.

The hall on the second floor extends across the house; to the right is a bed-chamber (11 x 11). At the back a large room 12 x 15, opening on a covered balcony. Next this a fine room 12 x 14, and at the end another of the same size. In the front at the right is a large room 11 x 14, also with covered balcony. There is a bath and toilet room, and abundance of closets.

MATERIALS.—Foundation, rough stone or brick; basement in rough under main walls. Frame construction, sheathed and clapboarded. Roof shingled. Air space under roof.

Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$40.00.

Address all orders and correspondence to

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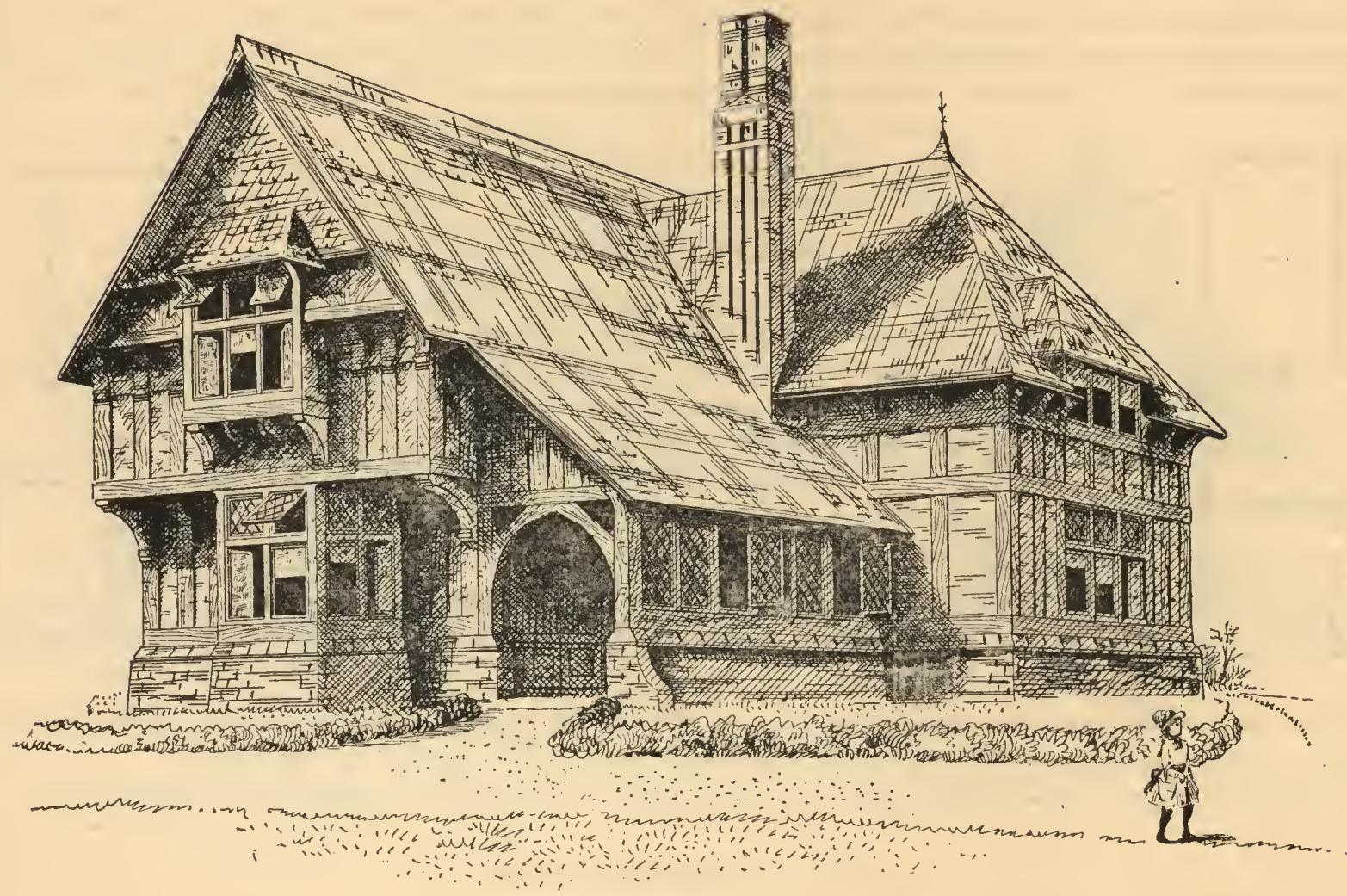
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NATIONAL ARCHITECT'S UNION.

SENSIBLE LOW-COST HOUSES.

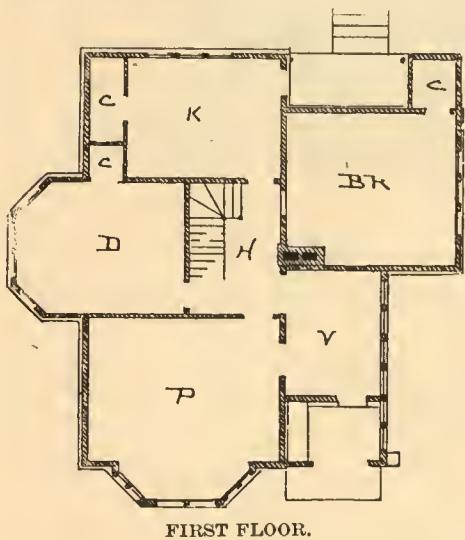


PERSPECTIVE VIEW OF DESIGN NO. 32. ESTIMATED COST \$3000.

This design illustrates a beautiful exterior, with tasteful and well-arranged interior. Seldom are such designs as these presented in a collection of plans, but we have made a point not to have designs which are comfortable alone, but in every ease to unite with this comfort as large an amount of beauty as could be compassed with the small cost for which we state the house can be built; and as our readers will see, we have succeeded in procuring in every instance, beautiful architectural effects.

FIRST STORY.

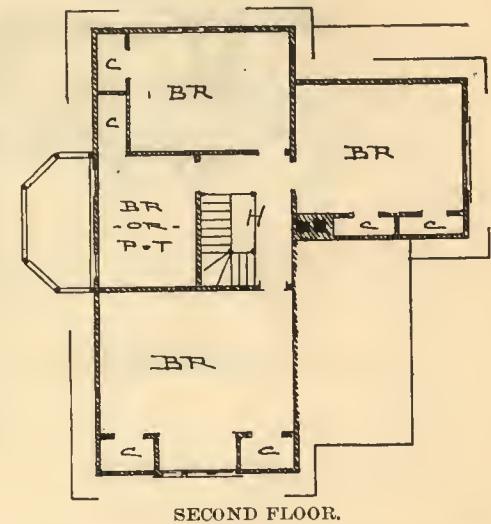
The entrance from the Gothic porch leads into a vestibule, a fine, square apartment, well lighted and capable of tasteful furnishing. To the right of this we enter the parlor (15 x 15), a square room with bay; a beautiful apartment. To the left of the vestibule farther back, is the stair-case hall, which can be curtained off if desired, and from this we enter the dining-room (11 x 13), another bay-windowed room, with large closet. To the right of this hall is another room (12 x 13), which can be used as a library, sitting, or bed-room. It has a fine closet, and looks out on a side porch. The kitchen (10 x 12), is a well-lighted room with large closet.



SECOND STORY.

Has hall in the centre, from which opens on the right a large chamber 12 x 12, with two closets and the quaint window shown in the illustration; a beautiful room. To the front is a room 12x13, and to the left one 10x12, each with ample closet. Back of the stairs is a smaller bed-room, which has a balcony, and which at an additional cost, can be used for a bath room.

MATERIALS.—Foundation in rubble stone. First and second stories sheathed and clapboarded between panels. Gables shingled. Roof shingled. Basement under main walls.



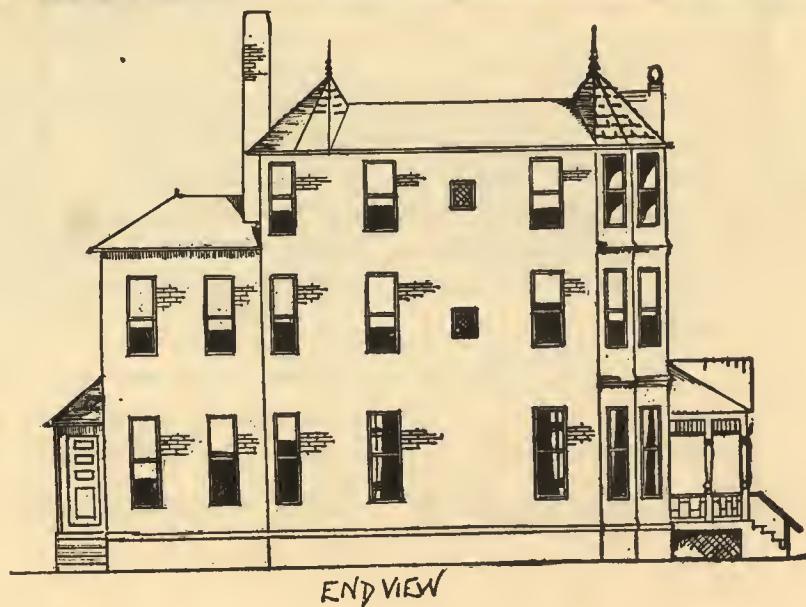
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Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$37.00.

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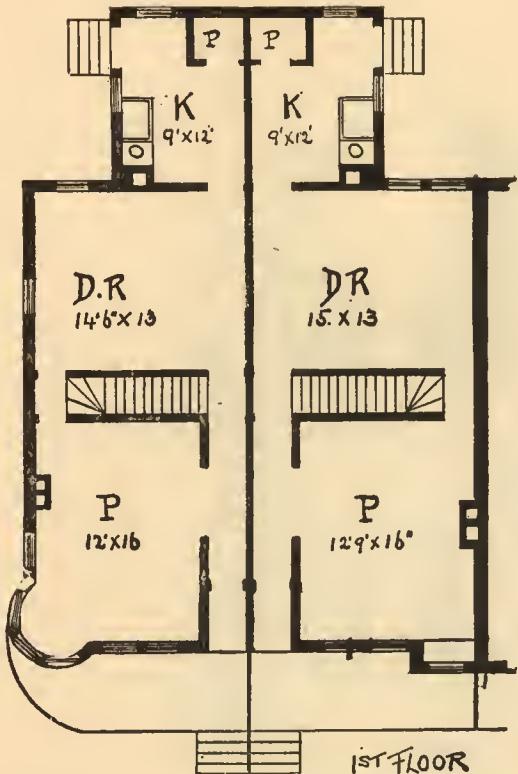
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END VIEW

PERSPECTIVE VIEW OF DESIGN No. 453. ESTIMATED COST \$2200.



No. 453. ESTIMATED COST, \$2200.

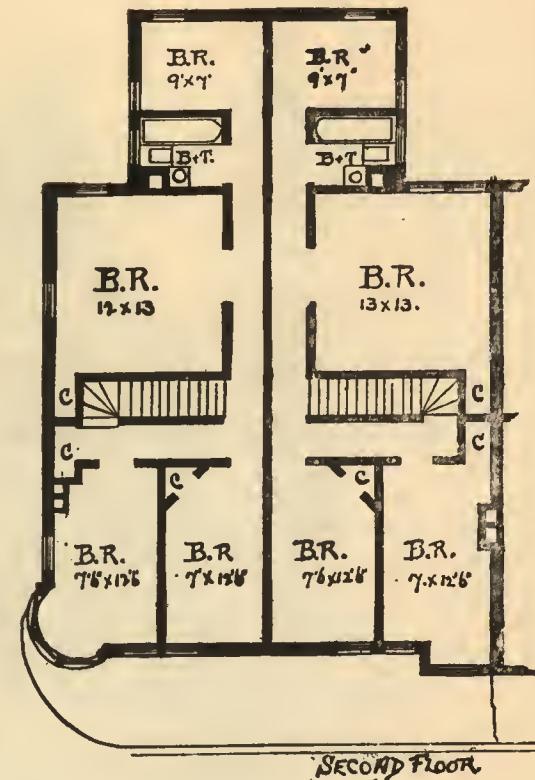


This plate shows a row of houses of brick, with brick or stone foundation, well arranged and presenting a very pleasing exterior. They could be built in groups of two, if so desired. The fronts are well broken, each pair having some difference from the other. They are intended to be well finished inside, and have two rooms on third floor, with ventilating space above. Estimate includes heating and plumbing. Ceilings are 9 feet 6 inches, 9 feet, and 8 feet 6 inches. Cellar 7 feet. Width of each house 16 feet 8 inches, depth 55 feet 6 inches.

Plans, details, and specifications for row, \$75.

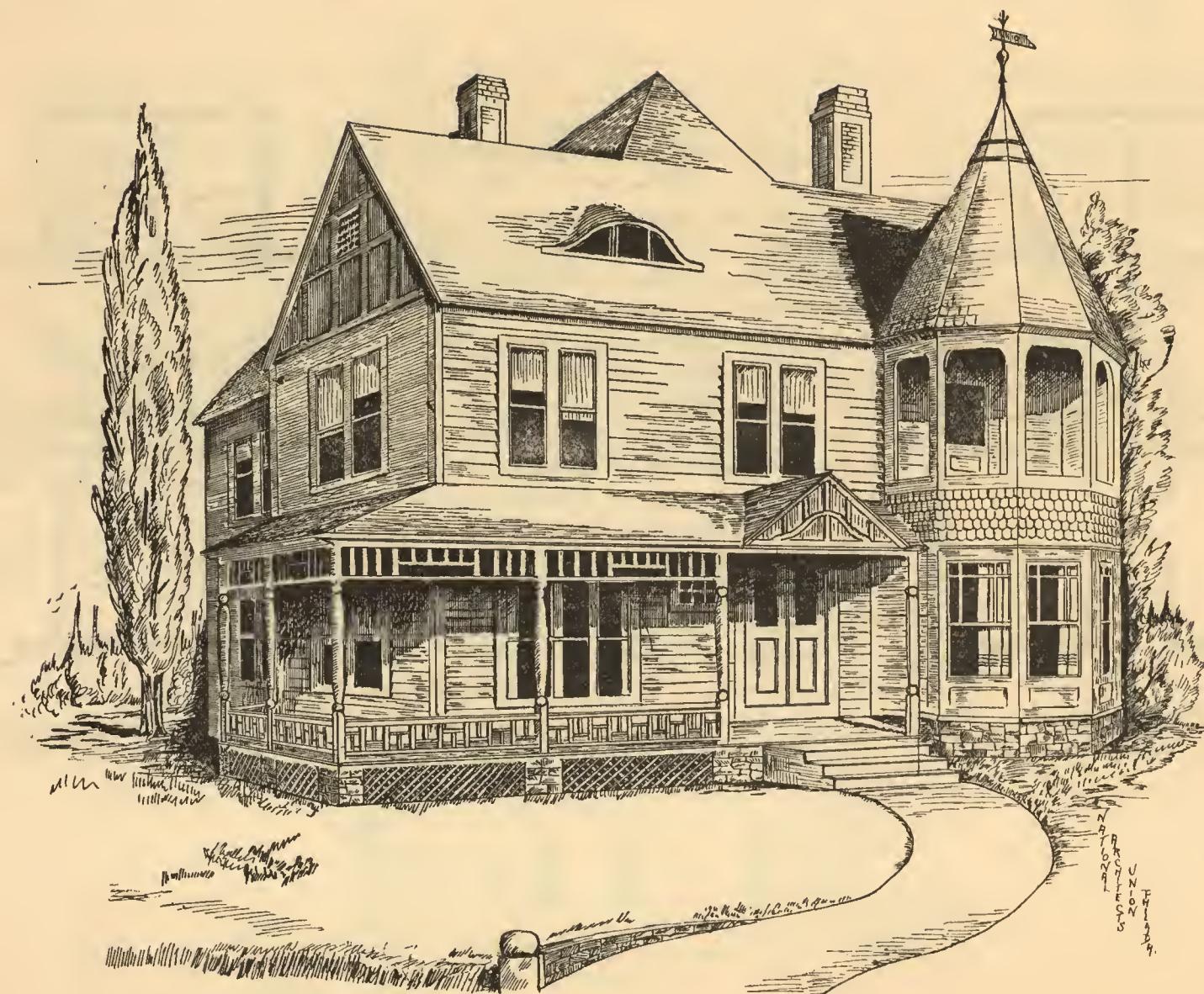
For one pair, adapted, \$35.00.

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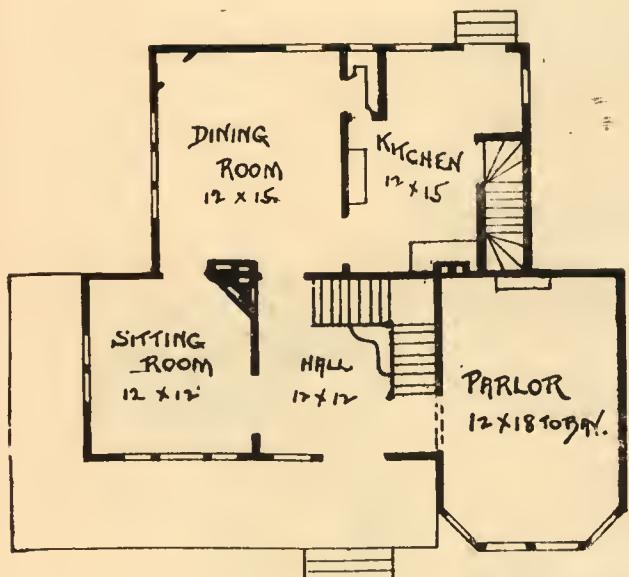
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PERSPECTIVE VIEW OF DESIGN NO. 477. ESTIMATED COST \$2400.

No. 477. ESTIMATED COST, \$2400.



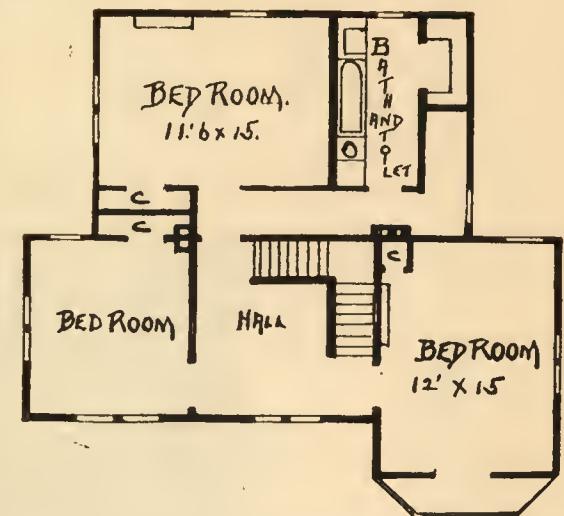
This design presents a neat, well-arranged, and compact house, with reception hall, pretty staircase and hall seat, with hall, parlor, sitting room and dining room all opening into each other, and so planned that they can be thrown into one. There is a butler's pantry. The house has also a good porch.

Up stairs it is also conveniently arranged. A small sewing room could be taken off hall space, if desired. There is an excellent linen closet off bath room. The open tower presents a very pleasant appearance, and makes a delightful balcony for summer evening lounging.

Ceilings 9 feet 6 inches and 9 feet. Walls clapboarded or sided; gables panelled and dashed. Roof shingled. Plumbing and heating extra.

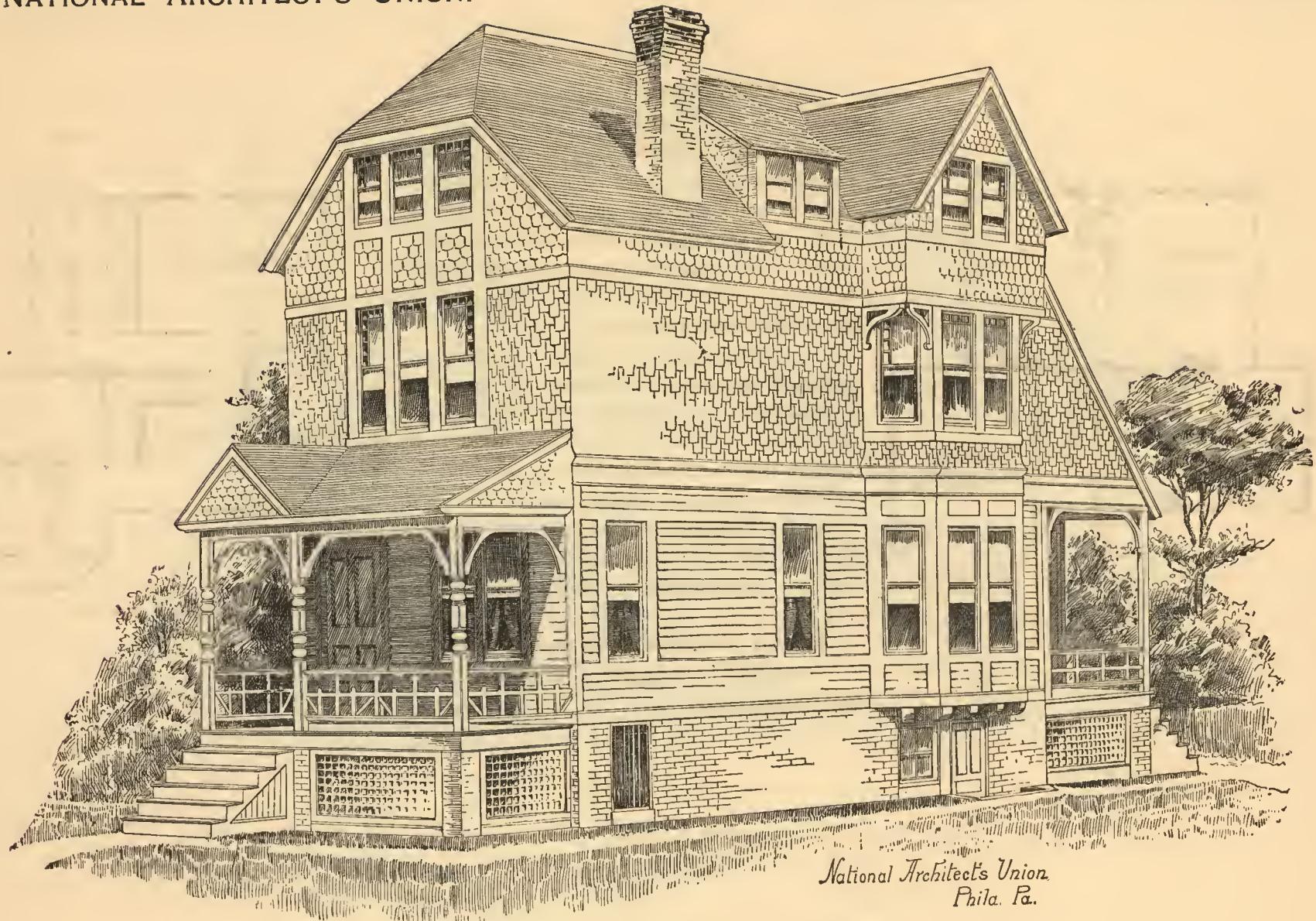
Working plans, details and specifications, \$30.

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PERSPECTIVE VIEW OF DESIGN NO. 409. ESTIMATED COST \$2500.

PERSPECTIVE VIEW OF DESIGN No. 409. ESTIMATED COST, { \$2500 to \$2800, complete, except mantels, according to location and finish.

THE house illustrated here is designed to go upon a 25 feet lot. It has an 18 feet wide front, has three stories, and is commodious and conveniently arranged. It will be noticed that it has an unusually large amount of bed-room space.

FIRST STORY.

From the porch, which extends across the front of the house, you enter a pleasant hall, lighted by a window at the side. If desired, this window can be filled with stained glass, which adds greatly to the beauty of the hall. The parlor, entered by sliding doors, is 11 x 20 feet, and well lighted by a double window in front and two windows at the side. It opens with folding doors into the dining-room (14 x 18), which has a high bay-window at the side, and a door opening on the porch. The kitchen is 11 x 11.6, is lighted by a double window and a window at the side, and has a door opening on the side porch.

SECOND STORY.

The second story has three chambers; one extending across the front of the house, and is 15.6 x 12. The second chamber, communicating with this, is 11 x 13.6, and has half of the bay-window in it; the other half is in the next room, which is 11 x 12.6. There is a complete bath and toilet-room at the side, with large closet.

THIRD STORY.

The third story has three pleasant chambers, a large store-closet and three other commodious closets.

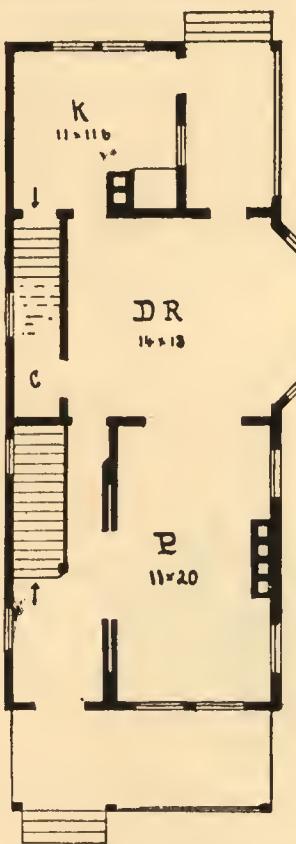
MATERIALS.—Foundation, brick or stone. Frame Construction: First Story clap-boarded. Second Story shingled, with square shingles, surmounted by a belt, over which the third story is finished in fan-shaped shingles. Roof shingled. Basement under entire main walls.

Price of Working Plans, Detail Drawings, Specifications, etc. necessary to build this house for the price estimated, \$30.00.

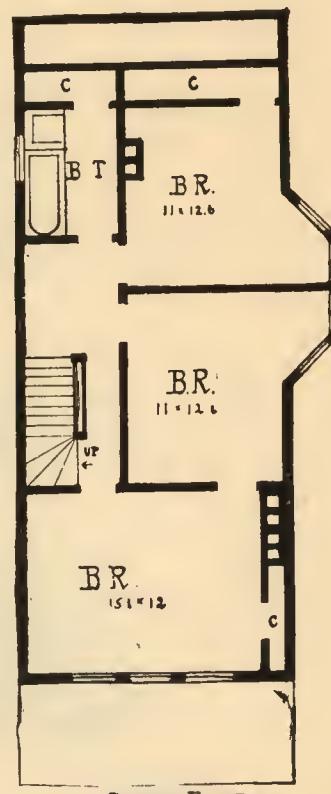
Total height of building, 38 ft. Basement, 6.6; first floor, 9.6; second floor, 9 ft.; third floor, 8 ft., in clear.

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FIRST FLOOR.



SECOND FLOOR.

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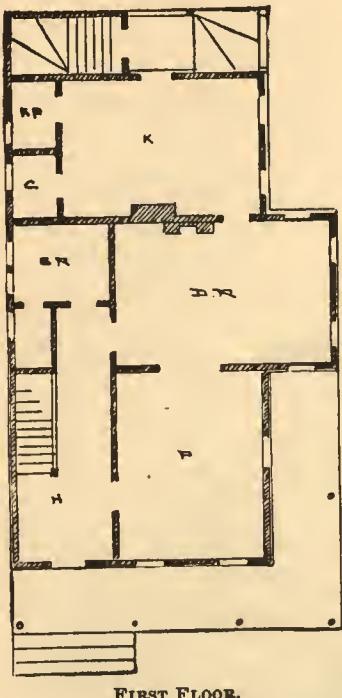


PERSPECTIVE VIEW OF DESIGN NO. 37. ESTIMATED COST, { \$2200 to \$2600, complete, except mantels, according to location and finish.

THIS design is in a solid, rather Gothic style, with porches front and back, making a comfortable house, both as to appearance and arrangement. The rooms are large and well lighted.

FIRST STORY.

A square hall is entered from the porch, and opens at the right into the parlor (12 x 16), a large, cheerful room with windows opening on the porch on two sides. This room has a wide door into the dining-room (12 x 18), a well ventilated and cheerful apartment with an open fireplace. The kitchen (11 x 16) is also a fine room with large pantry and china closet, and basement stairs; the door opening on the rear porch. At the end of the hall is a cosy little room which can be used as an office or sitting-room (7 x 8); it has a large closet or store-room attached.

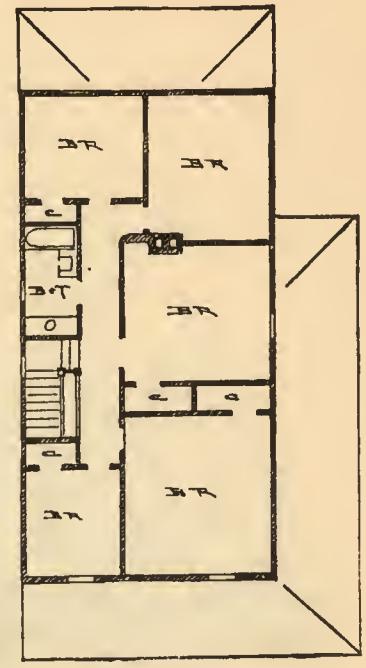


SECOND STORY.

Has three large bed-rooms (12 x 13, 12 x 12, and 10 x 12), a smaller one 8 x 10 at the end, and a hall bed-room (8 x 9). It has also a good bath and toilet room. All the rooms have good closets.

MATERIALS.—Foundation, stone or brick piers. First Story frame construction, clapboarded; Second Story the same. Gables vertical, boarded and battened. Roof shingled, $4\frac{1}{2}$ inch to the weather. Basement under main walls.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.



Note that this house is heated from the basement, and that the first floor is finished in hard woods.

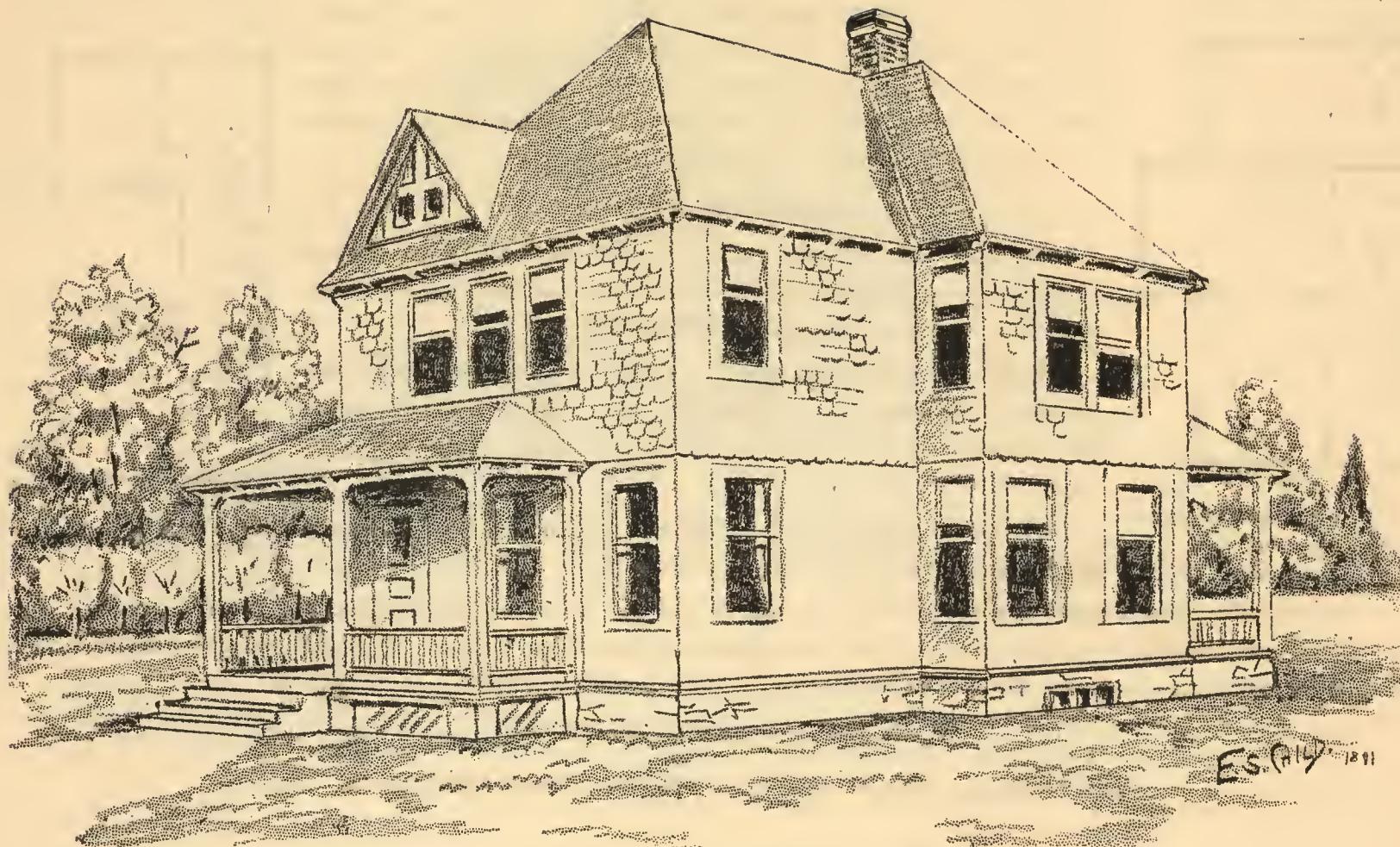
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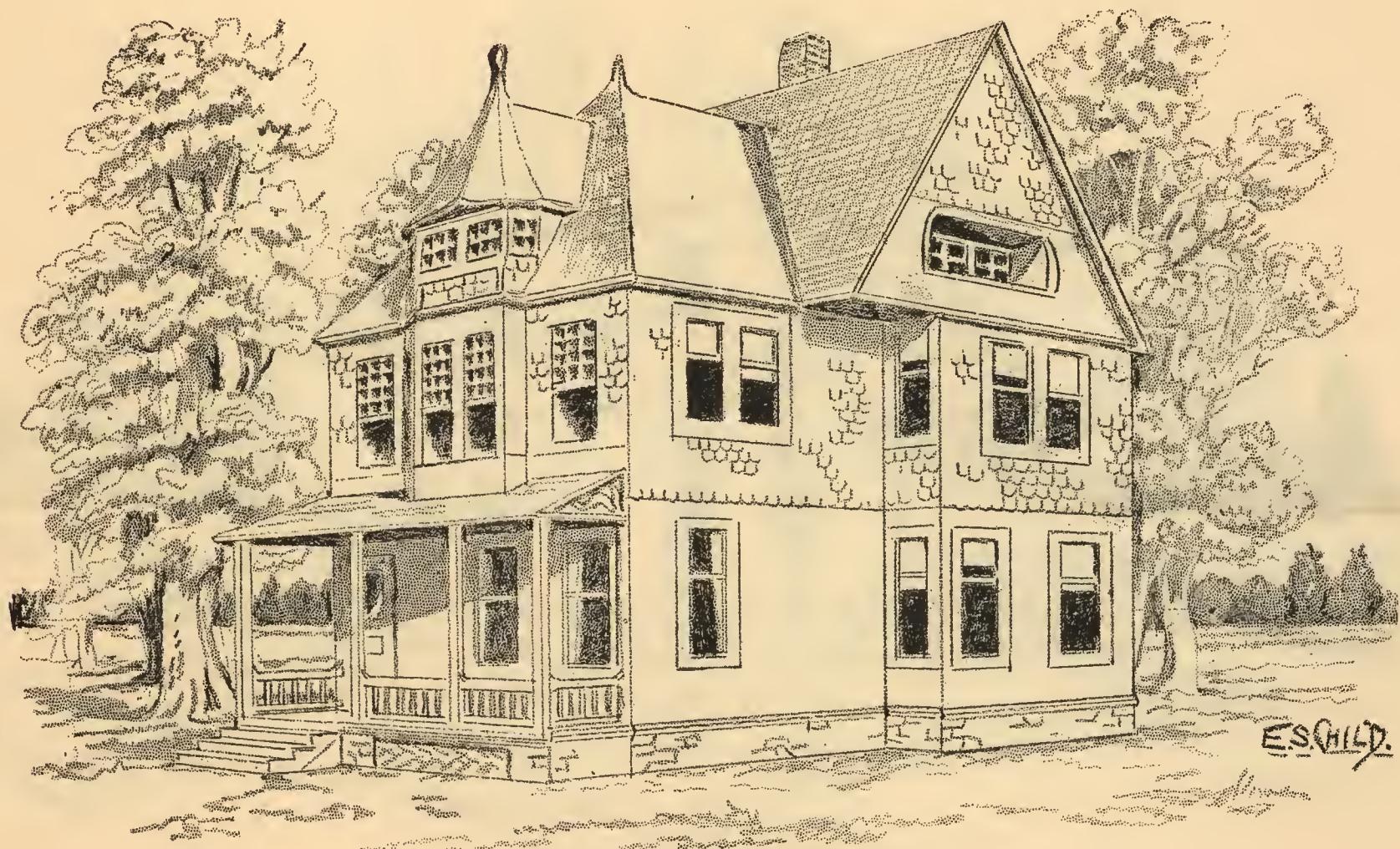
SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 57. ESTIMATED COST \$1800.

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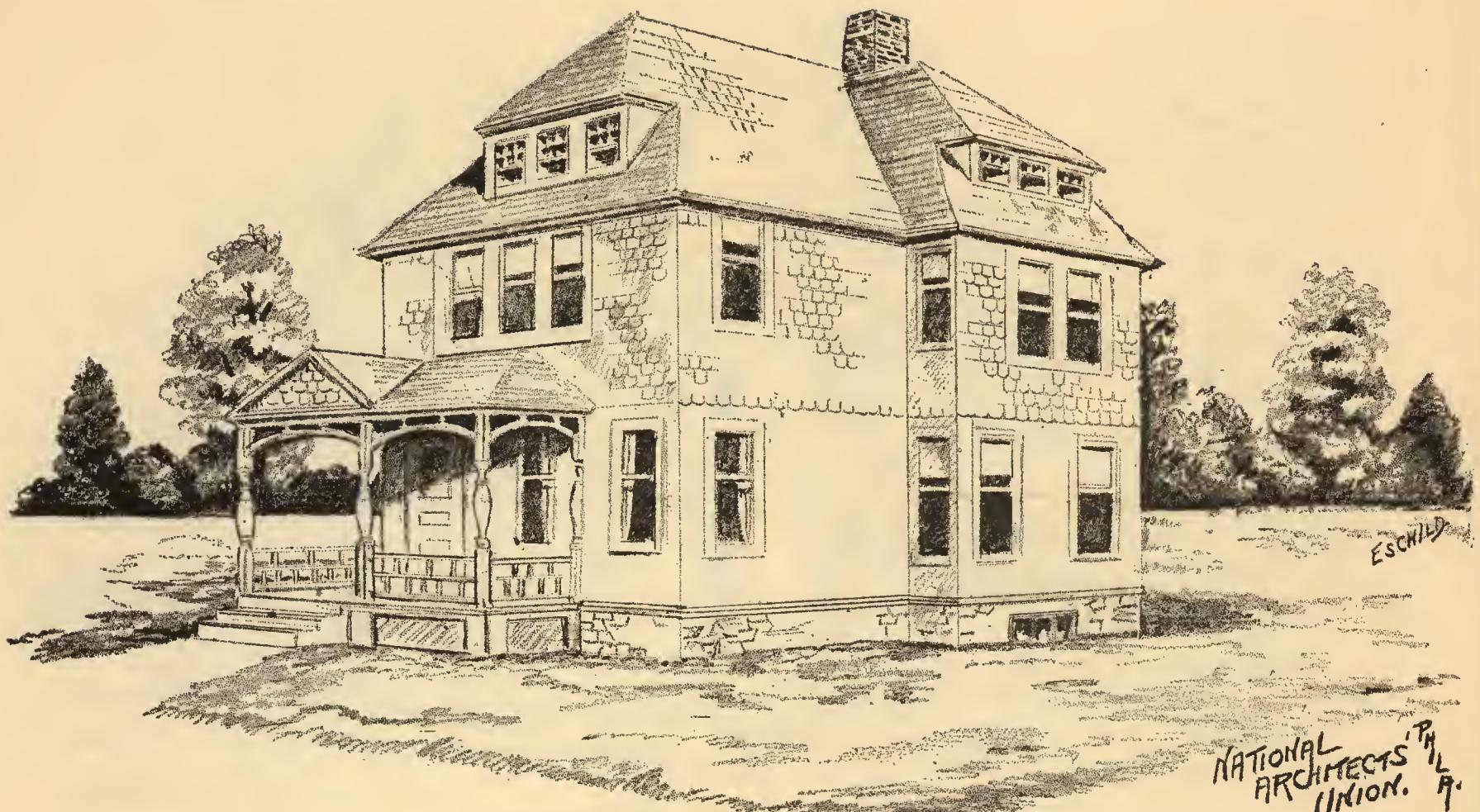
SENSIBLE Low-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 58. ESTIMATED COST \$1800.

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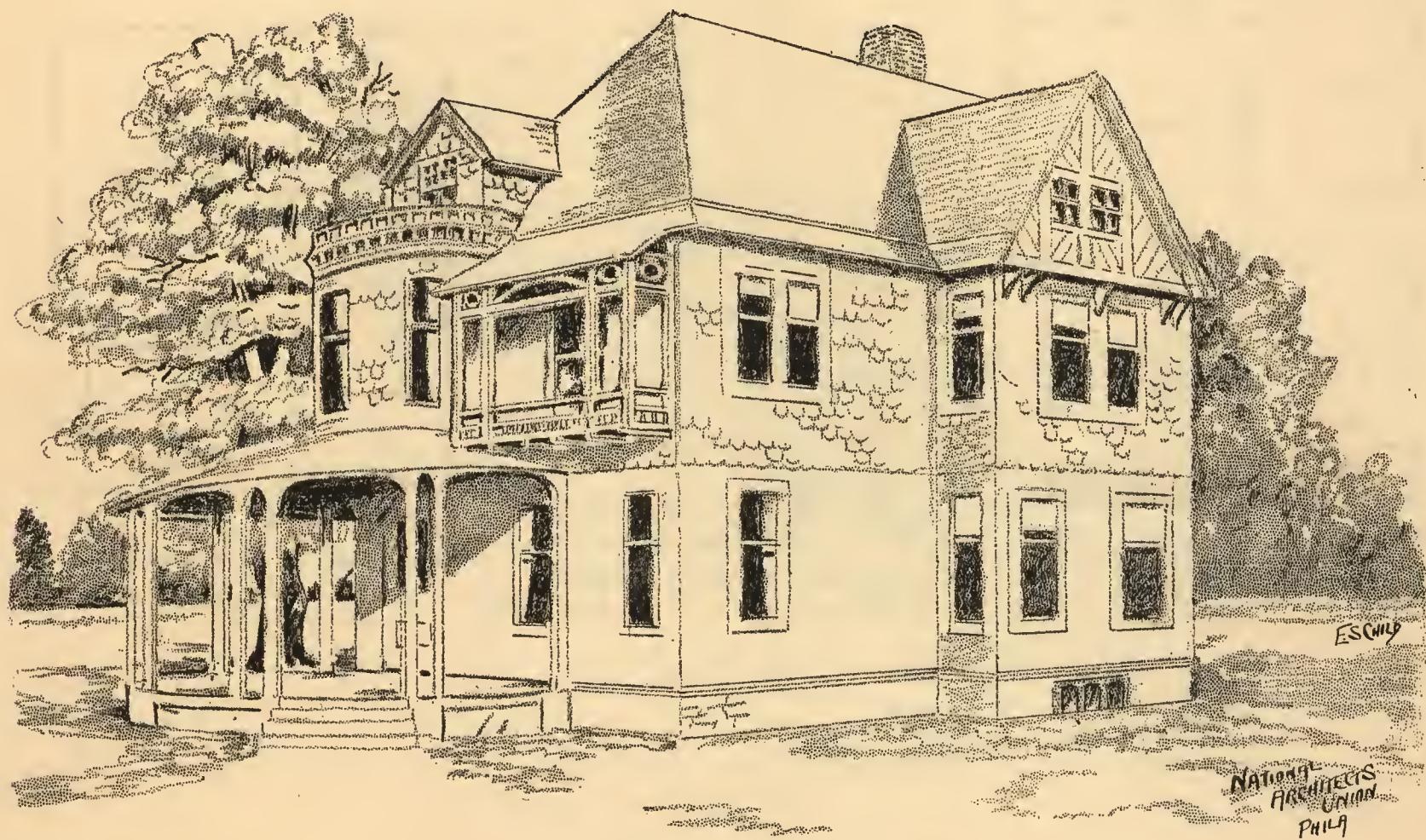
SENSIBLE LOW-COST HOUSES.



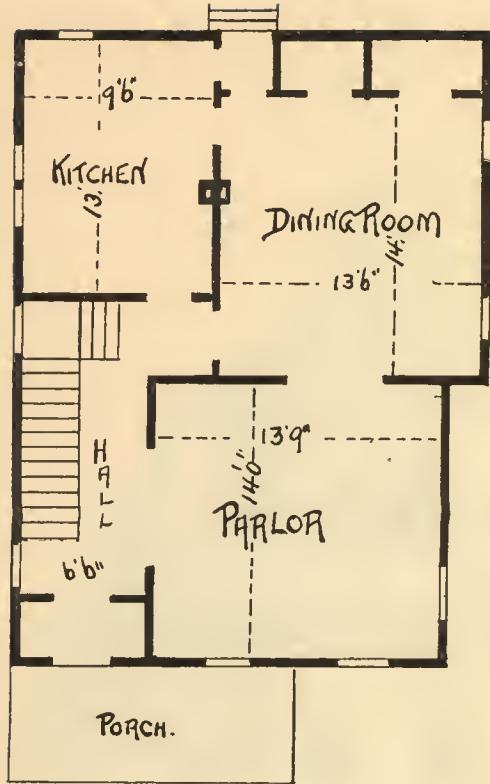
PERSPECTIVE VIEW OF DESIGN NO. 59. ESTIMATED COST \$1800.

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SENSIBLE LOW-COST HOUSES.



PERSPECTIVE VIEW OF DESIGN NO. 60. ESTIMATED COST \$1800.



Nos. 57, 58, 59, 60. ESTIMATED AT \$1800.

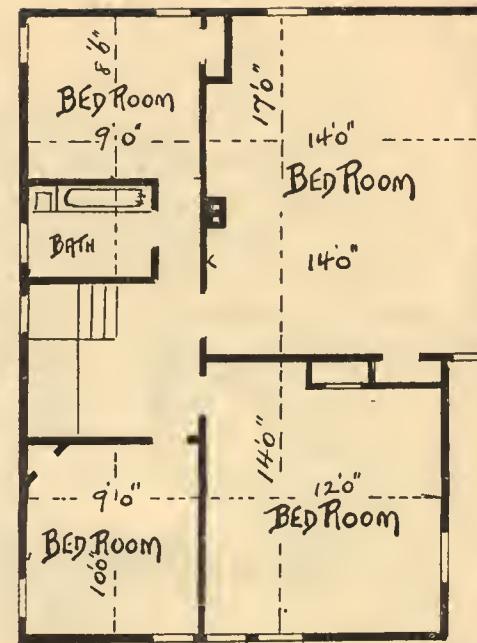


We follow here the novel plan of showing four different exteriors to which the same general floor plan can be arranged. These houses are all pleasing in appearance, and yet all in different styles, and the floor plan shown can be fitted to either of them. Of course, the windows and bays and other projections will differ a little in each. There is space for attic rooms in all, and the estimate includes these, heating (hot air), plumbing, and cemented cellars.

The exteriors are covered with siding and shingles, as shown; the roofs shingled. Cellars 7 feet; first and second floors each 8 feet; attic 8 feet in clear. Natural pine finish on inside. N. C. pine floors.

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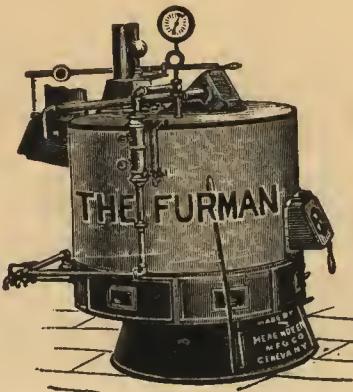
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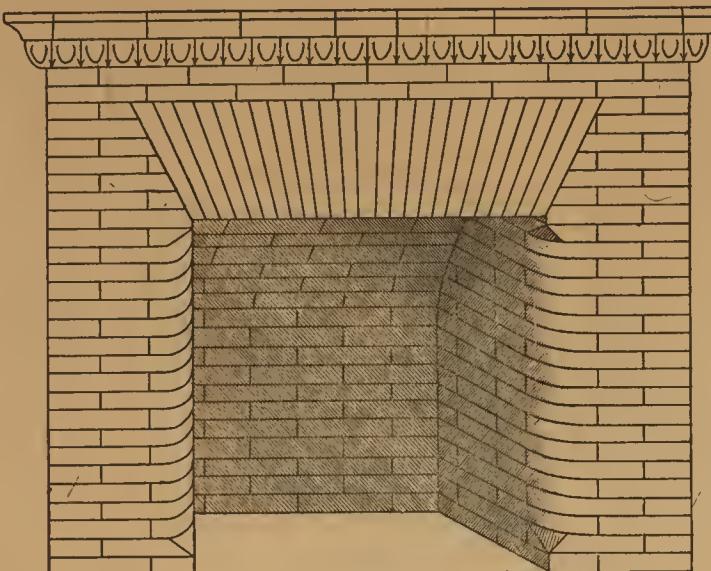
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